PORTION OF THE SE 1/4, SW 1/4, SECTION 10, TWP. 24 N., RGE. 5E., W.M.
KING COUNTY, WASHINGTON

N

1" = 10'

0' 10' 20'

AREA = 9,540 SQ. FT. OR 0.22 ACRES
BASIS OF BEARINGS:
PLAT OF EASTGATE ADDITION DIVISION K

EXISTING MON IN CASE AT INTERSECTION W/139th AVE SE

139th PL SE

140th AVE SE

BASIS OF BEARING S40°30'00"E 483.47'

TBM #1
SET PK IN ASPHALT
ELEV.=384.02'

SET TACK/LEAD IN TOP OF CURB OFFSET 15.0'

N49°30'00"E 30.00'

LOT 5

BLOCK 10, EASTGATE ADDITION DIVISION K
VOL. 55 OF PLATS, PG. 21–22

TOE OF SLOPE

115.00'

TOP OF SLOPE

TOP BACK OF ROLLED CURB

TBM #2
SET PK
ELEV.=373.08'

NW CORNER CHAIN LINK FENCE AT 2.5' SE'ly

4' GATE

CONC. WALK

GRAVEL DRIVEWAY

GARAGE ROOF PEAK ELEV.=380.47'

ENTRY TO CRAWL SPACE

FINISH FLOOR ELEV.=373.91'

WOOD DECK ABOVE

END OF WOOD FENCE UNDER DECK

GARAGE ROOF PEAK ELEV.=384.44'

GARAGE FINISH FLOOR ELEV.=372.85'

CONCRETE PARKING PAD

0.6' CONC.

HOUSE #3835

LOT 6
9,540 sq. ft.
0.22 acres

12" CONC. WALL

CONC.

BOTTOM 3.5'–4' ± WIDE STAIRS

CONC. PATIO

BOTTOM 5.5'–6' ± WIDE STAIRS

CONC. WALK

7 TERRACED CONCRETE PLANTERS ALONG SOUTH LINE

139.42'

S49°30'00"W 75.00'

N40°30'00"W

SET 1/2" RBC LS 38992

SE CORNER CHAIN LINK FENCE AT 1.3 SE'ly

SET 1/2" RBC LS 38992 OFFSET 10.0'

5' CHAIN LINK FENCE AT 0.9' SE'ly

NW CORNER 5' CHAIN LINK FENCE AT 0.4' S. & 0.8' E.

N49°30'00"E

N 22°27'58" W 78.88'

ANGLE POINT 4' CHAIN LINK FENCE AT 0.4' SW'ly

5' CHAIN LINK FENCE AT 0.2' SE'ly

S49°30'00"W

SSMH
RIM=363.95'
I.E. FL N/S
=358.35'

SHED

0.6'

1.7'

SW CORNER CHAIN LINK FENCE AT 10.7' N. & 11.9' E.

SET 1/2" RBC LS 38992 OFFSET 15.0'

SW CORNER SHED AT 4.5' N. & 0.3' E.

BLOCK 4, EASTGATE ADDITION DIVISION H
VOL. 54 OF PLATS, PG. 69–70

20" DEC. DL=10'

10" DEC. DL=6'

8" DEC. DL=6'

16" DEC. DL=9'

14" DEC. DL=8'

12" DEC. DL=9'

22" DEC. DL=10'

12" DEC. DL=9'

S49°30'00"W 30.00'

TOP OF SLOPE

CURB

CALCULATED POSITION

SSMH
RIM=388.41'
FL NE/NW
I.E. =380.61'

S48°00'00"W 150.00'

SE 38th ST.

54.8'

43.25'

EXISTING MON IN CASE

CURB

88.5'

N12°00'00"W 252.50'

108.1'

PP

SSMH
RIM=391.12'
I.E. FL NW/E=383.53'

140th AVE SE

EXISTING MON IN CASE

LEGEND

- = SET 1/2" REBAR W/CAP LS #38992
- = SET TACK/LEAD
- = FOUND MONUMENT IN CASE
- CB = CATCH BASIN
- FH = FIRE HYDRANT
- PP = POWER POLE
- WM = WATER METER
- = WATER VALVE
- = TREE DECIDUOUS
- = CONCRETE
- = GRAVEL DRIVEWAY
- = WOOD DECK
- = TEMPORARY BENCHMARK (TBM)

LINETYPE LEGEND

- BUILDING FOOTPRINT
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- TOE OF SLOPE
- TOP OF SLOPE

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332–130–090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER 2019, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

SITE LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 6, BLOCK 10, EASTGATE ADDITION DIVISION K, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55 OF PLATS, PAGE 21 THROUGH 22, IN KING COUNTY, WASHINGTON.

PARCEL NO. 220650–0585
ADDRESS: 3835 139th PLACE SE

VERTICAL CONTROL

VERTICAL DATUM: NAVD88

DATUM ELEVATIONS ESTABLISHED PER GPS OBSERVATION

LOCATION:

TBM #1
SET PK IN ASPHALT NORTH OF INTERSECTION
140th AVE SE & 139th PL SE
ELEVATION = 384.02 FEET NAVD88

TBM #2
ELEVATION = 373.08 FEET NAVD88
SET PK IN ASPHALT DRIVEWAY #3835

MAJOR CONTOUR INTERVAL = 10 FOOT
MINOR CONTOUR INTERVAL = 2 FOOT

NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS–BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1–800–424–5555 FOR UTILITY LOCATORS.

LAND USE SET

① DEVITA RESIDENCE SURVEY
1" = 10'-0"

C:\Users\denise.SM-ARCHITECTS\Desktop\Local Files\20-10 deVita Residence\DeVita Residence_Final_DCG.rvt

SMA
SIERRA MARTIN Architects
11508 NE 20th Street Bellevue, WA 98004
Ph: 425.455.3693 Fax: 425.455.3698
www.sm-architects.net

CONSULTANT: STRUCTURAL /CIVIL
NAME: CPL
ADDRESS: SEATTLE, WA 98104
206-343-0460
PHONE: 206-343-5691
FAX:

CONSULTANT: ELECTRICAL
NAME: WOOD HARBINGER
ADDRESS: 929 108TH AVE NE, STE 1000
BELLEVUE, WA 98004
PHONE: 425-628-6000
FAX: 425-628-6001

CONSULTANT:
NAME:
ADDRESS:

PHONE:
FAX:

Revision Schedule		
NO.	Date	Description

STAMP:

#5404 REGISTERED ARCHITECT
L. CARLOS SIERRA MARTIN
STATE OF WASHINGTON

3855 139TH PLACE SOUTHEAST
BELLEVUE, WA. 98006

DEVITA RESIDENCE REMODEL

3855 139TH PLACE SOUTHEAST
BELLEVUE, WA. 98006

PROJECT NUMBER: 20-01
ISSUE DATE: 04-06-21
DRAWN BY: Author
CHECKED BY: Checker

SURVEY

A0.1

SCALE: 1" = 10'-0"

DEVITA RESIDENCE REMODEL

LAND USE FRONT SETBACK VARIANCE - FEBRUARY, 2021

LEGEND COMPLETE ANNOTATIONS

1 / A3.1 — BUILDING ELEVATION Elevation Number, Sheet Number

A / A3.2 — BUILDING SECTION Section Number, Sheet Number

6 / A4.1 — WALL SECTION Section Number, Sheet Number

6 / A5.1 — DETAIL REFERENCE Detail Number, Sheet Number

Detail Location

D28 — DEMOLITION NOTE INDICATOR, Demolition Note Number

2 / 1 / A7.4 / 3 / 4 — INTERIOR ELEVATION, Sheet Number, Room Elevation Number

MATCH LINE — A4.14 / A4.15 — SHEET NUMBER, AND ADJACENT DRAWING

WALL TYPES

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NEW MASONRY WALL
- WALL TYPE NUMBER (S01)

ROOM TAG 101 — CPT, RB, 150 SF

CEILING TAG 101 — CEILING FINISH, CEILING HEIGHT

2 / B — Grid Lines

NORTH

WP — BENCH MARK, DATUM, Work Point

FLOOR LINE EL 108'-7"

TYPICAL DOOR SWINGS

- TYP. NEW DOOR SWING IS SHOWN 90 DEGREES (102)
- OPENING NUMBER
- DOOR SWING 180 DEGREES (102-2)
- WHERE REQUIRED SHOW SWING 180 DEGREES
- EXISTING DOOR & FRAME TO BE REMOVED
- BIFOLD DOOR (102-2)
- SLIDING DOOR (102-2)
- RELITE TYPE & FRAME (R102.2)
- WINDOW TYPE AND NUMBER @ EXT. ELEVATIONS (M)
- REVISION CLOUD AND NUMBER (1)
- SIGNAGE Sign No (1-7)
- INDICATES NEW GWB WALL

ELECTRICAL LIGHT FIXTURES (SEE ELEC.)

- (E) — (E) SURFACE MOUNTED LIGHT FIXTURE, TO REMAIN
- (E) — (E) RECESSED LIGHT FIXTURE, TO REMAIN
- (E) — (E) PENDANT FIXTURE, TO BE DEMOLISHED
- (E) — (E) SURFACE MOUNTED LIGHT FIXTURE, TO BE DEMOLISHED
- (E) — (E) RECESSED LIGHT FIXTURE, TO BE DEMOLISHED
- NEW SURFACE MOUNTED LIGHT FIXTURE
- NEW RECESSED LIGHT FIXTURE
- NEW PENDANT FIXTURE
- EXIT SIGN WITH DIRECTIONAL ARRROW

MECH. FIXTURES (SEE MECH.)

- INDICATES NEW MECH. SUPPLY DIFFUSERS/ GRILLES
- INDICATES NEW RETURN MECH DIFFUSERS/ GRILLES
- INDICATES EXISTING MECH. SUPPLY DIFFUSERS/ GRILLES
- INDICATES EXISTING RETURN MECH DIFFUSERS/ GRILLES

ARCHITECTURAL CEILINGS

- (E) 1x1 GLUE IN ACOUSTICAL TILE
- (E) 2X4 APT-1 ACOUSTICAL PANEL
- (E) 2X2 APT-2 ACOUSTICAL PANEL
- NEW 1x1 GLUE IN ACOUSTICAL TILE
- NEW 2X4 APT-1 ACOUSTICAL PANEL
- NEW 2X2 APT-2 ACOUSTICAL PANEL
- NEW GWB CLG

- SPRINKLER HEAD
- SD — SMOKE DETECTOR
- OS — OCCUPANCY SENSOR

DEMOLITION PHOTO CALLOUT SYMBOL

SHEET REFERENCE — POINT PHOTO IS TAKEN FROM — PHOTO NUMBER — DIRECTION PHOTO IS LOOKING

EXISTING HOUSE FRONT VIEW

EXISTING HOUSE REAR VIEW

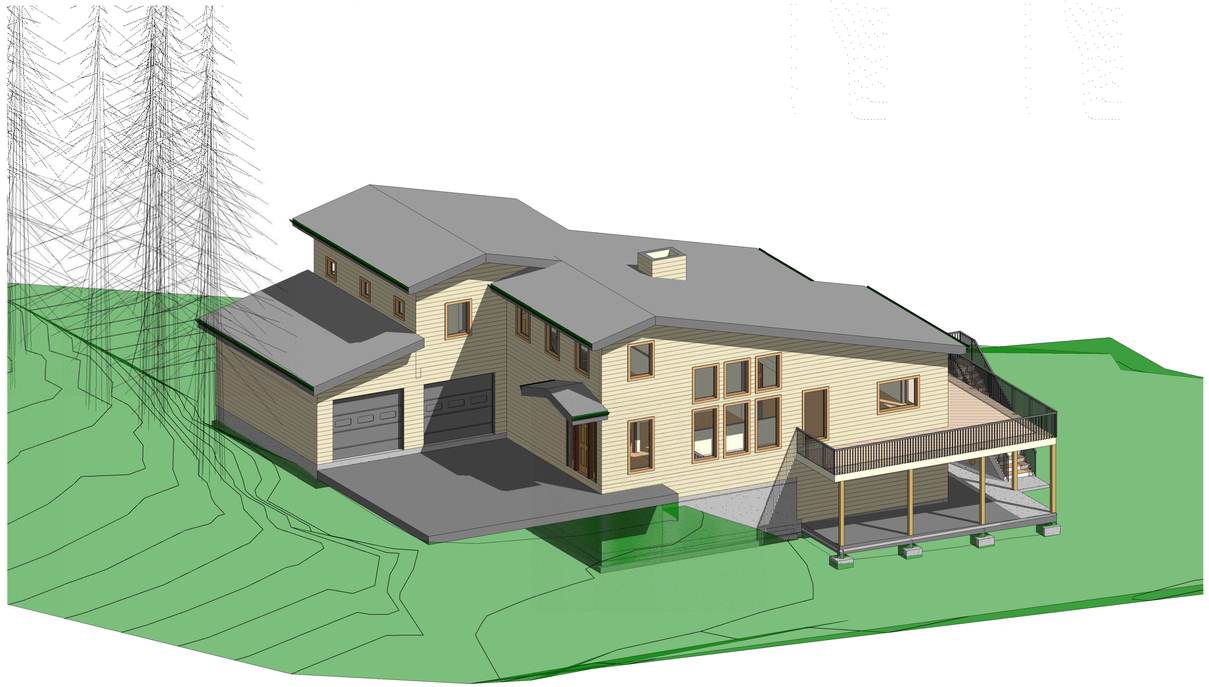
GENERAL NOTES

1. VERIFY AND COORDINATE SITE CONDITIONS AND DIMENSIONS. BRING INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
2. IMMEDIATELY BRING ERRORS AND OMISSION FOUND IN THESE DRAWINGS TO THE ATTENTION OF THE ARCHITECT.
3. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE AND MASONRY, FACR OF FRAMING, OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
5. COORDINATE SIZES AND LOCATIONS OF OPENINGS AND ROUGH-INS FOR MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR, AND SHOP DRAWINGS APPROVED BY ARCHITECT, BEFORE PROCEEDING WITH WORK.
6. VERIFY SIZES AND LOCATIONS OF MECHANICAL EQUIPMENT PADS, BASES, AND POWER FOR WATER AND DRAIN INSTALLATION WITH EQUIPMENT MANUFACTURER BEFORE PROCEEDING WITH WORK
7. COORDINATE EXACT LOCATION OF PLUMBING AND PIPING WITH PLUMBING SUBCONTRACTOR.

VICINITY MAP

DRAWING LIST

A0.0	COVER SHEET
A0.1	SURVEY
A1.1	SITE PLAN
A1.2	BUILDING HEIGHT CALCULATIONS
A1.3	WALL TYPES
A2.1	LOWER FLOOR PLAN
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A4.1	ROOF PLAN
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS
A6.1	BUILDING SECTIONS
A6.2	BUILDING SECTIONS
A6.3	BUILDING SECTIONS
A8.1	SCHEDULES
A11.1	INTERIOR PERSPECTIVES
A11.2	INTERIOR PERSPECTIVES
A11.3	AXONOMETRICS
A11.4	AXONOMETRICS
A11.5	PERSPECTIVES
XA1.4	Unnamed



1 PERPECTIVE PROPOSED DESIGN

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW TWO CAR GARAGE, AND A PARTIAL SECOND FLOOR ADDITION WITH A NEW EXTERIOR ELEVATED DECK / TERRACE.

ADDRESS: 3835 139th PLACE SE, BELLEVUE, WA 98006

COUNTY TAX NO: 220650-0585

LEGAL DESCRIPTION: LOT 6 BLOCK 10, EASTGATE ADDITION DIVISION K, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 55 OF PLATS, PAGE 21 THROUGH 22, IN KING COUNTY, WASHINGTON

GENERAL CODE REQUIREMENTS

JURISDICTION: CITY OF BELLEVUE

SITE AREA: 9,540.75 SF. (0.22 ACRES)

TOTAL AREA OF BUILDINGS ON SITE:

EXISTING: 1,250 SF.
NEW ADDITION:
GARAGE 638.68 SF
BEDROOM ADDITION 78.30 SF
SECOND FLOOR 638.00 SF
NEW ADDITION TOTAL: 1,354.98 SF PROPOSED LOT COVERAGE = 20.62%

TOTAL IMPERVIOUS AREA ON SITE:
EXISTING: 1,695 SF
NEW IMPERVIOUS: 200 SF PROPOSED IMPERVIOUS SURFACE COVERAGE =40.48%

LIST OF CODES AND STANDARDS:
INTERNATIONAL RESIDENTIAL BUILDING CODE (IBC) 2015 EDITION
NATIONAL ELECTRIC CODE (NEC) 2017 EDITION
ANSI 117.1- 2020
2015 WASHINGTON STATE NON-RESIDENTIAL ENERGY CODE

OCCUPANCY CLASSIFICATIONS: GROUP: **SINGLE RESIDENCE - ZONING R-5**

TYPE OF CONSTRUCTION: TYPE: **II-B**

LAND USE CLASSIFICATION: PER CHAR 20.20.010 RESIDENTIAL R-5
FRONT YARD : 10 FEET STEEP SLOPES CONDITION
SIDE YARDS : 5 FEET
REAR YARD : 20 FEET
BUILDING HEIGHT : 35 FEET SLOPE ROOFS
MAXIMUM IMPREVIOUS SURFACE : 55%

SMA SIERRA MARTIN Architects
11508 NE 20th Street Bellevue, WA 98004
Ph: 425.455.3693 Fax: 425.455.3698
www.sm-architects.net

CONSULTANT:
NAME:
ADDRESS:

PHONE:
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#5404 REGISTERED ARCHITECT
L. CARLOS SIERRA MARTIN
STATE OF WASHINGTON

3855 139TH PLACE SOUTHEAST BELLEVUE, WA. 98006

DEVITA RESIDENCE REMODEL

3855 139TH PLACE SOUTHEAST BELLEVUE, WA. 98006

PROJECT NUMBER: 20-01
ISSUE DATE: 2-12-21
DRAWN BY: CS
CHECKED BY: Checker

COVER SHEET

A0.0

SCALE: 1/4" = 1'-0"

LAND USE SET

C:\Users\carlos\Documents\Revit local files\20-10 deVita\DeVita Residence_cs2_Central.rvt

PORTION OF THE SE 1/4, SW 1/4, SECTION 10, TWP. 24 N., RGE. 5E., W.M.
KING COUNTY, WASHINGTON

N

1" = 10'

0' 10' 20'

AREA = 9,540 SQ. FT. OR 0.22 ACRES
BASIS OF BEARINGS:
PLAT OF EASTGATE ADDITION DIVISION K

EXISTING MON IN CASE AT INTERSECTION W/139th AVE SE

139th PL SE

140th AVE SE

BASIS OF BEARING S40°30'00"E 483.47'

TBM #1
SET PK IN ASPHALT
ELEV.=384.02'

SET TACK/LEAD IN TOP OF CURB OFFSET 15.0'

N49°30'00"E 30.00'

LOT 5

BLOCK 10, EASTGATE ADDITION DIVISION K
VOL. 55 OF PLATS, PG. 21–22

TOE OF SLOPE

115.00'

TOP OF SLOPE

TOP BACK OF ROLLED CURB

TBM #2
SET PK
ELEV.=373.08'

NW CORNER CHAIN LINK FENCE AT 2.5' SE'ly

N40°30'00"W 75.00'

4' GATE

WALK

"CONC."

GRAVEL DRIVEWAY

ENTRY TO CRAWL SPACE

FINISH FLOOR ELEV.=373.91'

GARAGE ROOF PEAK ELEV.=380.47'

CONCRETE PARKING PAD

WOOD DECK ABOVE

END OF WOOD FENCE UNDER DECK

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GARAGE FINISH FLOOR ELEV.=372.85'

0.6' CONC.

HOUSE #3835

SET 1/2" RBC LS 38992 OFFSET 10.0'

5' CHAIN LINK FENCE AT 0.9' SE'ly

NW CORNER 5' CHAIN LINK FENCE AT 0.4' S. & 0.8' E.

LOT 6
9,540 sq. ft.
0.22 acres

12" CONC. WALL

BOTTOM 3.5'–4' ± WIDE STAIRS

CONC. WALK

CONC. PATIO

BOTTOM 5.5'–6' ± WIDE STAIRS

SE CORNER CHAIN LINK FENCE AT 1.3 SE'ly

PP

130.42'

7 TERRACED CONCRETE PLANTERS ALONG SOUTH LINE

5' CHAIN LINK FENCE AT 0.2' SE'ly

ANGLE POINT 4' CHAIN LINK FENCE AT 0.4' SW'ly

N 22°17'55" W 73.63'

S49°30'00"W

SSMH
RIM=363.95'
I.E. FL N/S
=358.35'

0.6'

SHED

1.7'

SW CORNER CHAIN LINK FENCE AT 10.7' N. & 11.9' E.

SET 1/2" RBC LS 38992 OFFSET 15.0'

SW CORNER SHED AT 4.5' N. & 0.3' E.

BLOCK 4, EASTGATE ADDITION DIVISION H
VOL. 54 OF PLATS, PG. 69–70

CURB

20" DEC. DL=10'

10" DEC. DL=6'

8" DEC. DL=6'

25" DEC. DL=10'

16" DEC. DL=8'

14" DEC. DL=8'

20" DEC. DL=10'

12" DEC. DL=8'

32" DEC. DL=10'

12" DEC. DL=8'

30.00' S49°30'00"W

TOP OF SLOPE

SET 1/2" RBC LS 38992

45.25'

CALCULATED POSITION

SSMH
RIM=388.41'
FL NE/NW
I.E. =380.61'

S48°00'00"W 150.00'

54.8'

SE 38th ST.

EXISTING MON IN CASE

CURB

88.5'

N12°00'00"W 252.50'

108.1'

5' PP

SSMH
RIM=391.12'
I.E. FL NW/E=383.53'

EXISTING MON IN CASE

140th AVE SE

LEGEND

- = SET 1/2" REBAR W/CAP LS #38992
- = SET TACK/LEAD
- = FOUND MONUMENT IN CASE
- CB = CATCH BASIN
- FH = FIRE HYDRANT
- PP = POWER POLE
- WM = WATER METER
- = WATER VALVE
- = TREE DECIDUOUS
- = CONCRETE
- = GRAVEL DRIVEWAY
- = WOOD DECK
- = TEMPORARY BENCHMARK (TBM)

LINETYPE LEGEND

- BUILDING FOOTPRINT
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- TOE OF SLOPE
- TOP OF SLOPE

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332–130–090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER 2019, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

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LOT 6, BLOCK 10, EASTGATE ADDITION DIVISION K, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55 OF PLATS, PAGE 21 THROUGH 22, IN KING COUNTY, WASHINGTON.

PARCEL NO. 220650–0585
ADDRESS: 3835 139th PLACE SE

VERTICAL CONTROL

VERTICAL DATUM: NAVD88

DATUM ELEVATIONS ESTABLISHED PER GPS OBSERVATION

LOCATION:

TBM #1
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140th AVE SE & 139th PL SE
ELEVATION = 384.02 FEET NAVD88

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ELEVATION = 373.08 FEET NAVD88
SET PK IN ASPHALT DRIVEWAY #3835

MAJOR CONTOUR INTERVAL = 10 FOOT
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NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS–BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1–800–424–5555 FOR UTILITY LOCATORS.

1 DEVITA RESIDENCE SURVEY
1" = 10'-0"

LAND USE SET

C:\Users\carlos\Documents\Revit local files\20-10 deVita\DeVita Residence_cs2_Central.rvt

SMA
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Revision Schedule		
NO.	Date	Description

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#5404 REGISTERED ARCHITECT
L. CARLOS SIERRA MARTIN
STATE OF WASHINGTON

3855 139TH PLACE SOUTHEAST
BELLEVUE, WA. 98006

DEVITA RESIDENCE REMODEL

3855 139TH PLACE SOUTHEAST
BELLEVUE, WA. 98006

PROJECT NUMBER: 20-01
ISSUE DATE: 2-12-21
DRAWN BY: Author
CHECKED BY: Checker

SURVEY

A0.1

SCALE: 1" = 10'-0"

PORTION OF THE SE 1/4, SW 1/4, SECTION 10, TWP. 24 N., RGE. 5E., W.M.
KING COUNTY, WASHINGTON

N

1" = 10'

EXISTING MON IN CASE AT INTERSECTION W/139th AVE SE

139th PL SE

140th AVE SE

BASIS OF BEARING S40°30'00"E 483.57'

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VOL. 55 OF PLATS, PG. 21-22

TOE OF SLOPE

TOP BACK OF ROLLED CURB

TOP OF SLOPE

115.00'

NW CORNER CHAIN LINK FENCE AT 2.5' SE'ly

TBM #2
SET PK
ELEV=373.08'

4' GATE

CONC. WALK

GRAVEL DRIVEWAY

GARAGE ROOF PEAK ELEV.=380.47'

20' FRONT SETBACK

15' FRONT SETBACK

NEW ROCKARY WALL 3 'HIGH

6'-0" PROPOSED SETBACK

4'-0"

N40°30'00"W 75.00'

ABOVE

EXISTING HOUSE
FIN FLR ELEV. 373.91'

NEW 2 CAR GARAGE
FIN. FLR. ELEV 373'

NEW ADDITION

6'-0"

NEW DECK

UP

BOTTOM 3.5'-4' ± WIDE STAIRS

CONC. PATIO

BOTTOM 5.5'-6' ± WIDE STAIRS

CONC. WALK

SET 1/2" RBC LS 38992 OFFSET 10.0'

5' CHAIN LINK FENCE AT 0.9' SE'ly

NW CORNER 5' CHAIN LINK FENCE AT 0.4' S. & 0.8' E.

N49°30'00"W

N 22°17'55" W 78.85'

ANGLE POINT 4' CHAIN LINK FENCE AT 0.4' SW'ly

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I.E. FL N/S
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SW CORNER SHED AT 4.5' N. & 0.3' E.

BLOCK 4, EASTGATE ADDITION DIVISION H
VOL. 54 OF PLATS, PG. 69-70

7 TERRACED CONCRETE PLANTERS ALONG SOUTH LINE

75'-0"

SET 1/2" RBC LS 38992

SE CORNER CHAIN LINK FENCE AT 1.3 SE'ly

5'-0" SIDE SETBACK

20" DEC. DL=10'

10" DEC. DL=6'

8" DEC. DL=6'

16" DEC. DL=6'

14" DEC. DL=6'

12" DEC. DL=6'

22" DEC. DL=10'

12" DEC. DL=6'

30.00' S49°30'00"W

TOP OF SLOPE

46.25'

EXISTING MON IN CASE

CURB

88.5'

N12°00'00"W 252.50'

108.1'

CALCULATED POSITION

SSMH
RIM=388.41'
FL NE/NW
I.E. =380.61'

S48°00'00"W 150.00'

54.8'

SE 38th ST.

SSMH

LEGEND

- = SET 1/2" REBAR W/CAP LS #38992
- = SET TACK/LEAD
- = FOUND MONUMENT IN CASE
- CB = CATCH BASIN
- FH = FIRE HYDRANT
- PP = POWER POLE
- WM = WATER METER
- W = WATER VALVE
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- = WOOD DECK
- = TEMPORARY BENCHMARK (TBM)

LINETYPE LEGEND

- BUILDING FOOTPRINT
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- TOE OF SLOPE
- TOP OF SLOPE

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA 1 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER 2019, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

SITE LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 6, BLOCK 10, EASTGATE ADDITION DIVISION K, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55 OF PLATS, PAGE 21 THROUGH 22, IN KING COUNTY, WASHINGTON.

PARCEL NO. 220650-0585
ADDRESS: 3835 139th PLACE SE

VERTICAL CONTROL

VERTICAL DATUM: NAVD88

DATUM ELEVATIONS ESTABLISHED PER GPS OBSERVATION

LOCATION:

TBM #1
SET PK IN ASPHALT NORTH OF INTERSECTION
140th AVE SE & 139th PL SE
ELEVATION = 384.02 FEET NAVD88

TBM #2
ELEVATION = 373.08 FEET NAVD88
SET PK IN ASPHALT DRIVEWAY #3835

MAJOR CONTOUR INTERVAL = 10 FOOT
MINOR CONTOUR INTERVAL = 2 FOOT

NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS-BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1-800-424-5555 FOR UTILITY LOCATORS.

1 Site Plan height calculations
1" = 10'-0"

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NO.	Date	Description

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#5404 REGISTERED ARCHITECT
L. CARLOS SIERRA MARTIN
STATE OF WASHINGTON

3855 139TH PLACE SOUTHEAST
BELLEVUE, WA. 98006

DEVITA RESIDENCE REMODEL

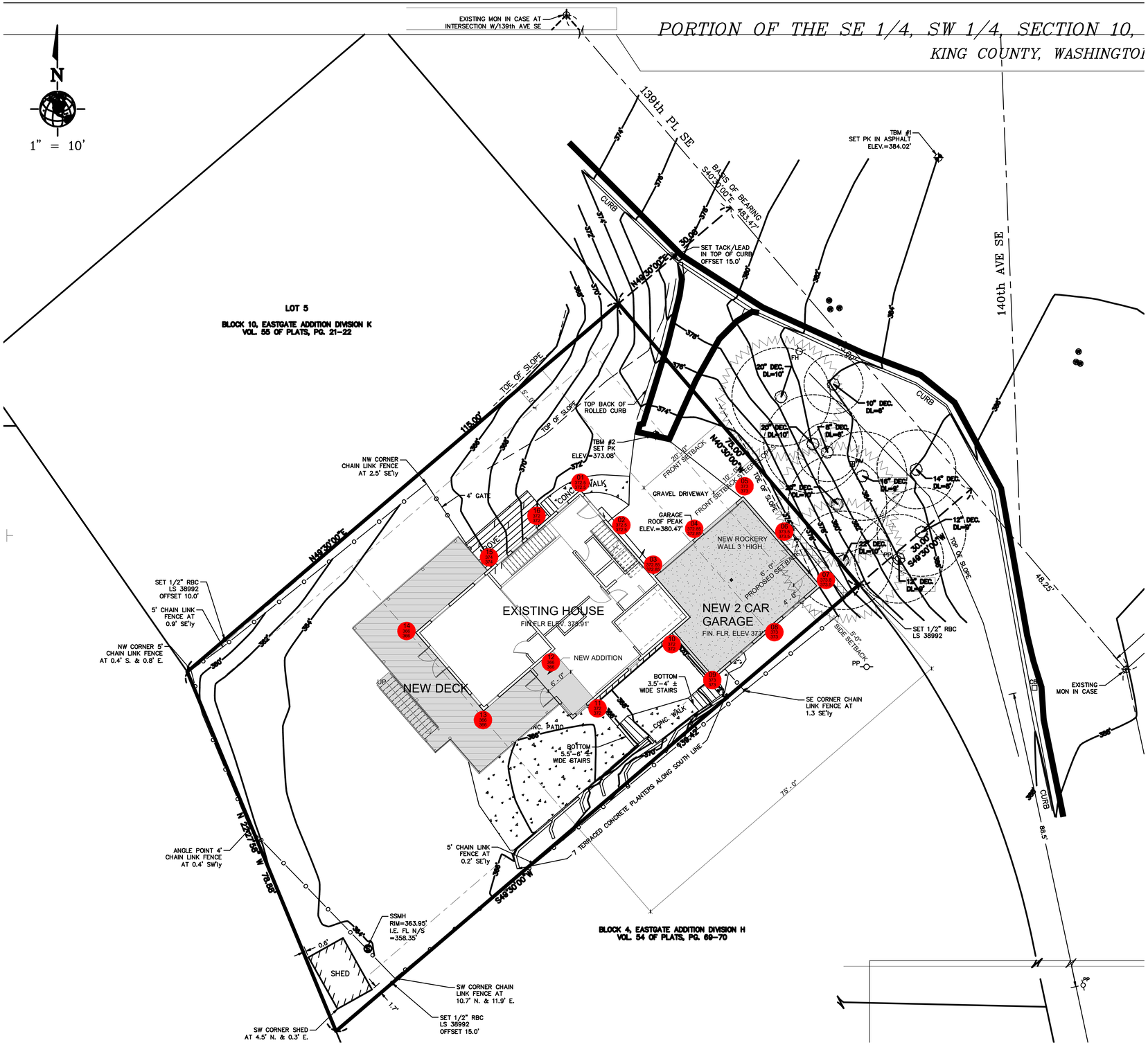
3855 139TH PLACE SOUTHEAST
BELLEVUE, WA. 98006

PROJECT NUMBER: 20-01
ISSUE DATE: 2-12-21
DRAWN BY: Author
CHECKED BY: Checker

SITE PLAN

A1.1

SCALE: 1" = 10'-0"



1 Site Plan
1" = 10'-0"

INTERNATIONAL BUILDING CODE: BUILDING HEIGHT

IBC 504 AND TABLE 504.3

OCCUPANCY GROUP: SINGLE RESIDENCE R-5

BUILDING CONSTRUCTION TYPE II B – NON RATED

ALLOWABLE BUILDING HEIGHT:

TOTAL ALLOWABLE BUILDING HEIGHT (FEET) / STORIES= (35') MID POINT OF SLOPE ROOF

GRADE PLANE CALCULATION:
PER IBC 2015 SECTION 202 THE GRADE PLANE IS CALCULATED AS THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEEN THE BUILDING ... AND A POINT 6 FEET FROM THE BUILDING.

PER THE PLAN AND TABLES ON THIS SHEET THE GRADE PLANE = 371.54'

BUILDING HEIGHT CALCULATION:
PER SECTION 202 GRADE PLANE DEFINITION

LOWER LEVEL AT ELEV 366'

MAIN LEVEL AT ELEV 373.91'

UPPER LEVEL AT ELEV 382.91'

BUILDING HEIGHT FROM GRADE PLANE TO AVG. ELEVATION OF HIGHEST SLOPING BUILDING ROOF:	24.35'
ELEVATION OF TO HIGHEST ROOF RIDGE:	**24.35'**
MAXIMUM BUILDING HEIGHT :	35'
COMPLIANT:	YES

BUILDING HEIGHT		
TAG	EXIST. ELEVATION	PROPOSED ELEV
01	372.5	372.5
02	372.5	372.5
03	372.85	372.85
04	372.85	372.85
05	373	373
06	373.5	373.5
07	373.8	373.5
08	373	373
09	373	373
10	372	372
11	372	372
12	366	366
13	366	366
14	366	366
15	374	374
16	372	372
TOTAL	5945	5944.7
CALC.	5945/16	5944.7/16
AVG. ELEV.	**371.56 FT**	**371.54 FT**

CITY OF BELLEVUE LAND USE: BUILDING HEIGHT

R5 ZONING

BASIC HEIGHT ALLOWABLE: (PER LUC 20.20.10)	35' PITCHED ROOF
AVG EXISTING GRADE:	**371.54'**
HIGHEST ROOF HEIGHT:	**395.89'**
BUILDING HEIGHT (DIFFERENCE): (395.89'-371.54')=	**24.35' < 35'**
COMPLIANT:	YES, UNDER 20.20.740.3.b

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BUILDING HEIGHT CALCULATIONS

A1.2

SCALE: 1" = 10'-0"

LAND USE SET

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WALL AND PARTITION TYPE GENERAL NOTES:

CODE ANALYSIS DRAWINGS SEE DWG A0.1

ALL EXISTING WALLS TO REMAIN ARE DESIGNATED WITH THE PREFIX "E" U.N.O..

CONTRACTOR IS RESPONSIBLE TO MAKE ALL FLOORS THAT RECEIVE NEW WORK LEVEL.

SEE SHEET A2.10 FOR FINISH SCHEDULE.

SEE SHEET A8.00 FOR DOOR SCHEDULE.

WALL AND PARTITION TYPES ARE REFERENCED BY A WALL & PARTITION TYPE SYMBOL CONTAINING THE ASSEMBLY IDENTIFICATION NUMBER

WALL & PARTITION TYPES ARE CONTINUOUS TO THE UNDERSIDE OF DECK UNLESS REFERENCED OTHERWISE.

WALL & PARTITION TYPES ARE DEFINED FOR EACH CONDITION IN THE PROJECT. CONSTRUCTION COMPONENTS INDICATED ARE THE MINIMUM THAT WILL BE ACCEPTED FOR EACH SPECIFIC WALL & PARTITION TYPE. EXCEPTIONS TO THESE COMPONENTS ARE NOTED BY A SUBSCRIPT TO THE WALL & PARTITION TYPE SYMBOL AND INDICATE THE FOLLOWING:

S - SOUND CONTROL BATT INSULATION, FOR THIS WALL & PARTITION TYPE, IS TO BE INSTALLED WHERE THIS SUBSCRIPT APPEARS. SOUND CONTROL BATT INSULATION SHALL BE AS SPECIFIED UNLESS OTHERWISE NOTED ON THIS SCHEDULE. ALL PARTITION PENETRATIONS TO BE ACOUSTICALLY SEALED. ALL OTHER PARAMETERS OF THE WALL & PARTITION TYPES REMAIN UNCHANGED.

T - THERMAL INSULATION OF R-VALUE AS INDICATED BY THE WALL AND PARTITION TYPE IS TO BE INSTALLED IN ALL EXTERIOR WALLS, UNLESS NOTED OTHERWISE ALL OTHER PARAMETERS OF THE WALL AND PARTITION TYPE REMAIN UNCHANGED.

WALL AND PARTITION SCHEDULE FORMAT IS DIVIDED INTO TWO MAIN PARTS. THE TOP PART LISTS TESTS, CONSTRUCTION COMPONENTS AND FUNCTIONAL REQUIREMENTS. THE BOTT. PART INCLUDES A DRAWING OF THE PARTITION IN PLAN VIEW AND DRAWING NOTES.
"GWB" (GYPSUM WALL BOARD) IS USED GENERICALLY IN THE WALL & PARTITION TYPE SCHEDULE AND REPRESENTS A VARIETY OF GYPSUM AND CEMENTITIOUS BOARD PRODUCTS. THESE INCLUDE THE FOLLOWING AND THEIR FIRE RATED COUNTERPARTS AS SPECIFIED:

A. (GWB) SHALL BE STANDARD GYPSUM WALLBOARD (GWB) CONSISTING OF A PAPER FACED, GYPSUM CORE PANEL AT ALL TYPICAL NON-FIRE-RATED WALL ASSEMBLIES

B. (GWB-X) SHALL BE FIRE-RATED TYPE-X GYPSUM WALLBOARD CONSISTING OF A SPECIALLY TREATED PAPER FACE AND GYPSUM CORE PANEL AT ALL FIRE RATED WALL ASSEMBLIES

C. (MR-GWB) SHALL BE A GYPSUM WALLBOARD WITH A MOISTURE RESISTANT PAPER FACE AND GYPSUM CORE PANEL AT ALL PLUMBING AND WET WALL CONDITIONS NOT SCHEDULED TO RECEIVE CERAMIC TILE.

D. (GBB) SHALL BE TILE BACKER BOARD WHERE SCHEDULED TO RECEIVE ALL CERAMIC TILE.

E. (VPBB) SHALL BE VENEER PLASTER BACKER BOARD WHERE SCHEDULED TO RECEIVE VENEER PLASTER.

WALLS & PARTITIONS ARE DIMENSIONED ON THE PLANS TO FACE OF STUD UNLESS SHOWN OTHERWISE. WALLS & PARTITIONS NOT DIMENSIONED ARE LOCATED BY COLUMN CENTERLINE, WINDOW MULLION OR OTHER SUCH OBVIOUS REGULATOR. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WALL AND PARTITION LAYOUTS.

DIFFERING WALL & PARTITION TYPES SHALL ALIGN SO WALL PLANES CONTINUE UNBROKEN WITHIN ROOMS AND ADJACENT FACE OF FINISHES ALIGN UNLESS OTHERWISE INDICATED.

EXTEND ALL WALLS FULL HEIGHT TO UNDERSIDE OF FLOOR DECK OR ROOF DECK STRUCTURE. ALL INTERIOR PARTITION FRAMING SHALL EXTEND FULL HEIGHT TO UNDERSIDE OF FLOOR DECK OR ROOF DECK AT ONE SIDE ONLY. UNLESS NOTED OTHERWISE.

FIRE TEST AND SOUND TEST NUMBERS ARE BASED ON PUBLISHED STANDARDS FROM THE FOLLOWING ASSOCIATIONS:

ACRONYM:	STANDARD:
IBC	INTERNATIONAL BUILDING CODE, TABLES 601 & 602, RATED FIRE-RESISTIVE PERIODS FOR VARIOUS WALLS AND PARTITIONS
WP	GYPSUM ASSOCIATION, FIRE RESISTANCE DESIGN MANUALFOR WALLS AND PARTITIONS. LATEST EDITION
UL	UNDERWRITERS LABORATORIES, FIRE RESISTANCE DIRECTORY FOR WALLS AND PARTITIONS
ICBO:	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS

SEE FINISH SCHEDULE FOR MATERIALS APPLIED TO WALL TYPE; I.E. TILE, PAINT. FINISH WHERE OCCURS IS INDICATED BY A DASHED LINE.

VAPOR RETARTER: INSTALL AT WARM SIDE OF ROOM AT EXTEROIR WALL AND ROOF/CEILING ASSEMBLIES.

CONTROL JOINTS: INSTALL CONTROL JOINTS AT EACH SIDE OF DOOR AND RELITE WALL OPENINGS AND AT BOTH SIDES OF WALL. WHERE CEILING HEIGHT EXCEEDS 5 FT ABOVE THE DOOR OR RELITE OPENING, INSTALL HORIZONTAL CONTROL JOINT TO INTERCEPT VERTICAL JOINTS. HORIZONTAL CONTROL JOINTS SHALL BE LOCATED BY ARCHITECT WHEN NOT SHOWN ON INTERIOR ELEVATIONS. ADDITIONAL CONTROL JOINT CRITERIA SPECIFIED IN PROJECT SPECIFICATIONS.
PROVIDE 1/2" GAP OR MOISTURE BARRIER BETWEEN DRYWALL AND FLOOR.

TYPICAL INTERIOR WALL TYPE MAY NOT ALWAYS BE REFERENCED ON DRAWINGS BY A WALL TYPE SYMBOL

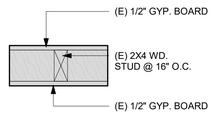
(E) INTERIOR & EXTERIOR WALLS

(E)10

RATING	TEST	VALUE
FIRE:		NONE
SOUND:		

FRAME SIZE / GUAGE / SPACING
WD. 2X4 STUDS @ 16" O.C.

FACING MATERIAL / THICKNESS
1 LAYER GWB 1/2"
1 LAYER GWB 1/2"

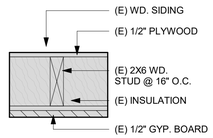


(E)90

RATING	TEST	VALUE
FIRE:		NONE
SOUND:		

FRAME SIZE / GUAGE / SPACING
WD. 2X6 STUDS @ 16" O.C.
1/2" PYWOOD

FACING MATERIAL / THICKNESS
1 LAYER WD. SIDING 1/2"
1 LAYER GWB 1/2"



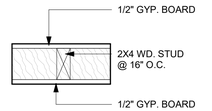
INTERIOR WALLS

10

RATING	TEST	VALUE
FIRE:		NONE
SOUND:		

FRAME SIZE / GUAGE / SPACING
WD. 2X4 STUDS @ 16" O.C.

FACING MATERIAL / THICKNESS
1 LAYER GWB 1/2"
1 LAYER GWB 1/2"

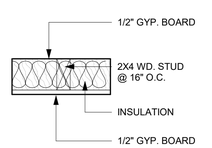


E10.1

RATING	TEST	VALUE
FIRE:		NONE
SOUND:		

FRAME SIZE / GUAGE / SPACING
WD. 2X4 STUDS @ 16" O.C.

FACING MATERIAL / THICKNESS
1 LAYER GWB 1/2"
1 LAYER GWB 1/2"

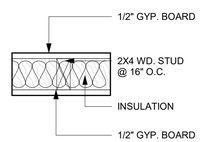


10.2 — 1 HR FIRE RATED

RATING	TEST	VALUE
FIRE:		1HR
SOUND:		

FRAME SIZE / GUAGE / SPACING
WD. 2X4 STUDS @ 16" O.C.

FACING MATERIAL / THICKNESS
1 LAYER GWB 1/2"
1 LAYER GWB 1/2"

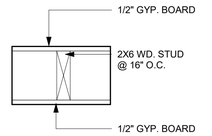


11

RATING	TEST	VALUE
FIRE:		NONE
SOUND:		

FRAME SIZE / GUAGE / SPACING
WD. 2X6 STUDS @ 16" O.C.

FACING MATERIAL / THICKNESS
1 LAYER GWB 1/2"
1 LAYER GWB 1/2"



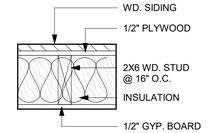
EXTERIOR WALLS

90

RATING	TEST	VALUE
FIRE:		NONE
SOUND:		

FRAME SIZE / GUAGE / SPACING
WD. 2X6 STUDS @ 16" O.C.
1/2" PYWOOD

FACING MATERIAL / THICKNESS
1 LAYER WD. SIDING 1/2"
1 LAYER GWB 1/2"

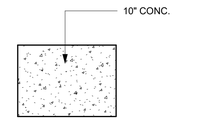


91

RATING	TEST	VALUE
FIRE:		
SOUND:		

FRAME SIZE / GUAGE / SPACING
10" CONC.

FACING MATERIAL / THICKNESS



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WALL TYPES

LAND USE SET

A1.3

SCALE: 1 1/2" = 1'-0"

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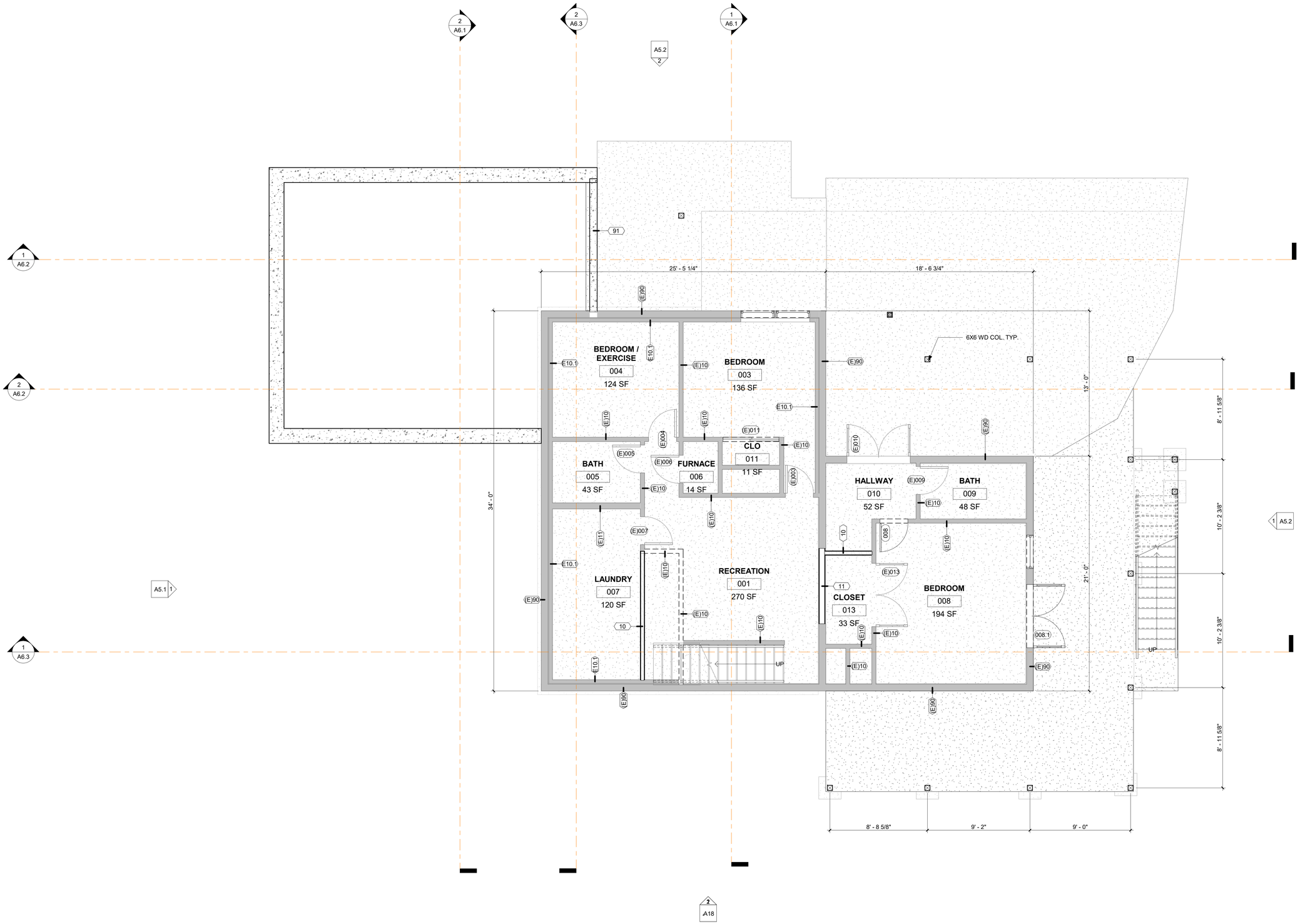

1 LOWER LEVEL PLAN
1/4" = 1'-0"

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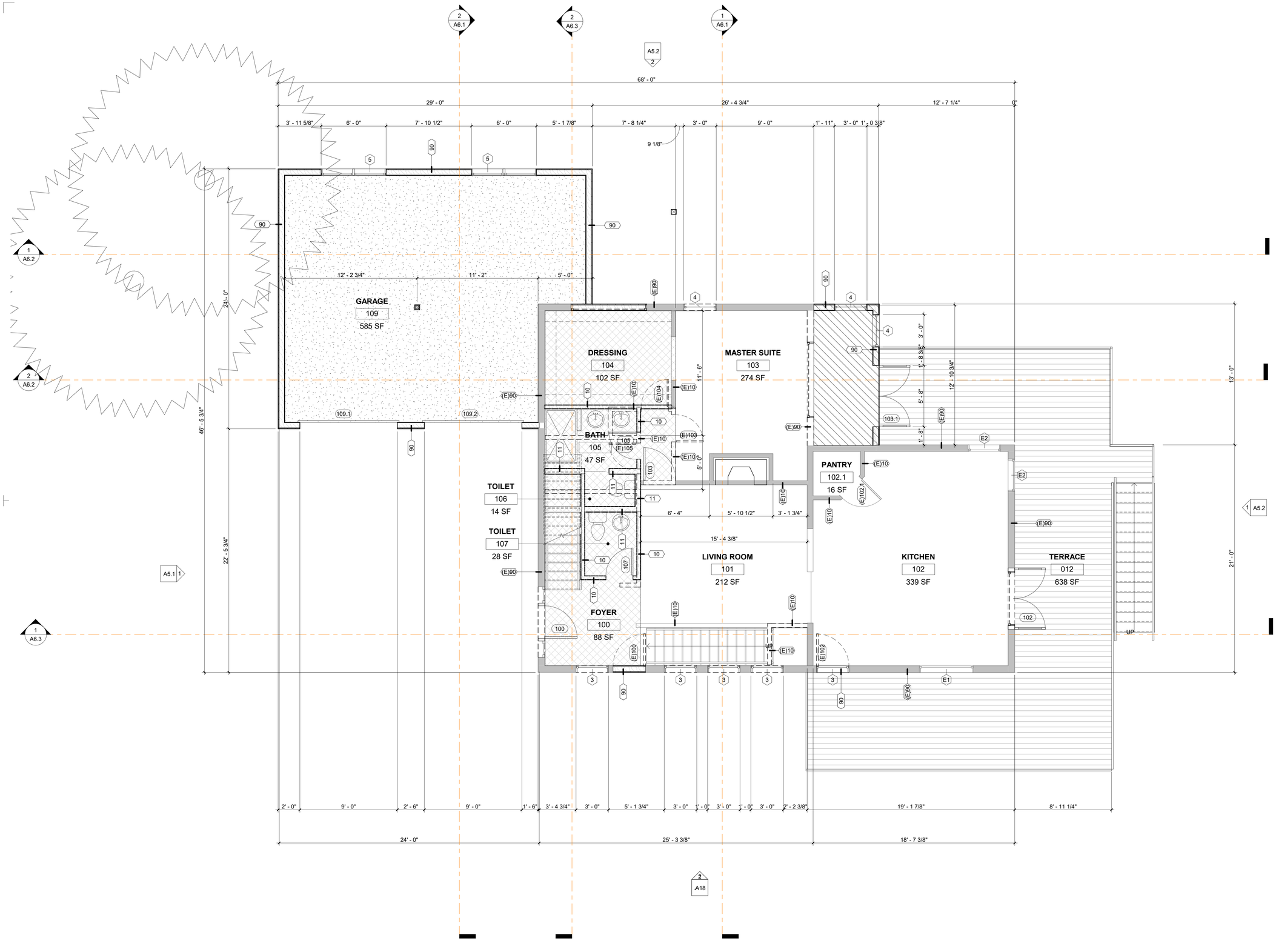
LOWER FLOOR PLAN

A2.1

SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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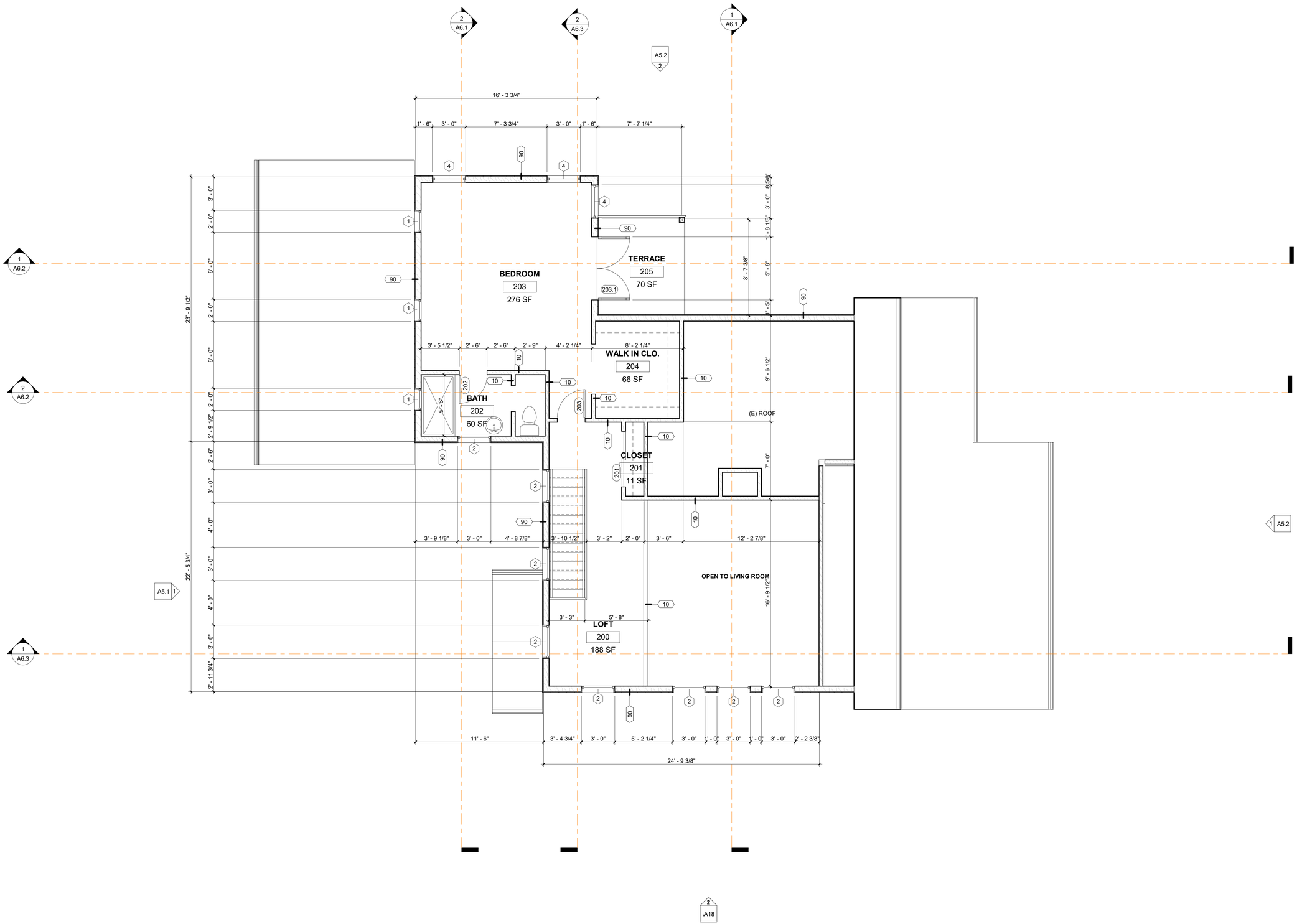
FIRST FLOOR PLAN

A2.2

SCALE: 1/4" = 1'-0"

LAND USE SET



1 SECOND FLOOR
1/4" = 1'-0"

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SECOND FLOOR PLAN

A2.3

SCALE: 1/4" = 1'-0"

LAND USE SET

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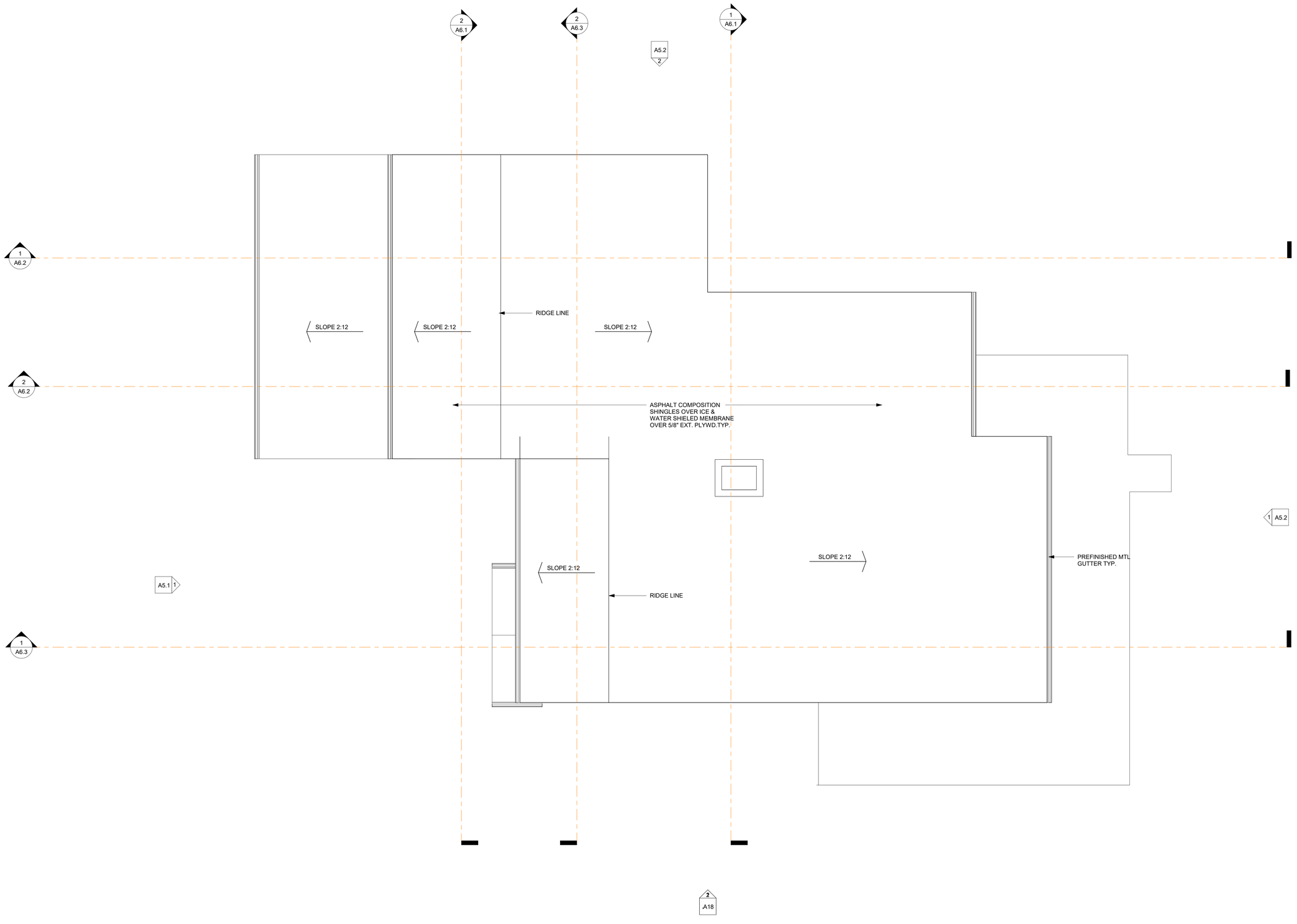

1 ROOF PLAN
1/4" = 1'-0"

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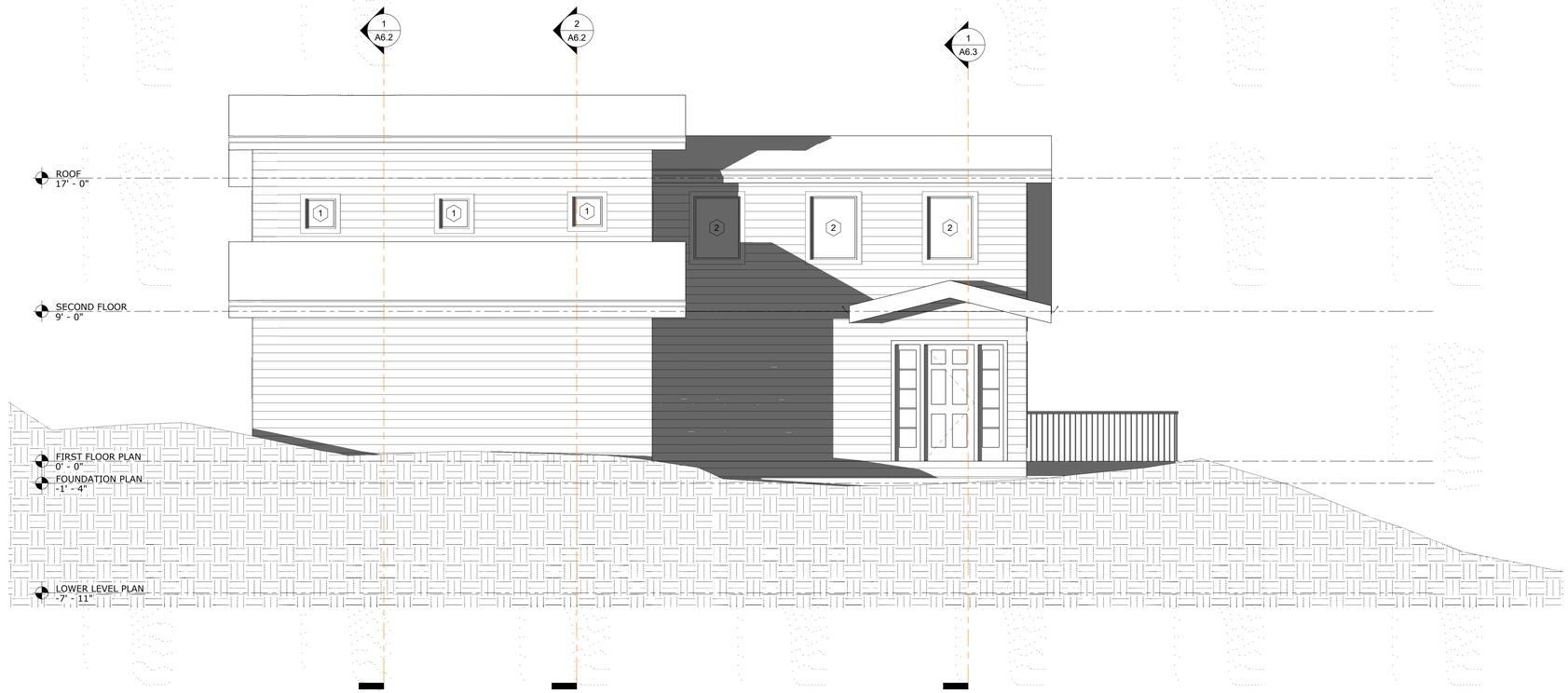
ROOF PLAN

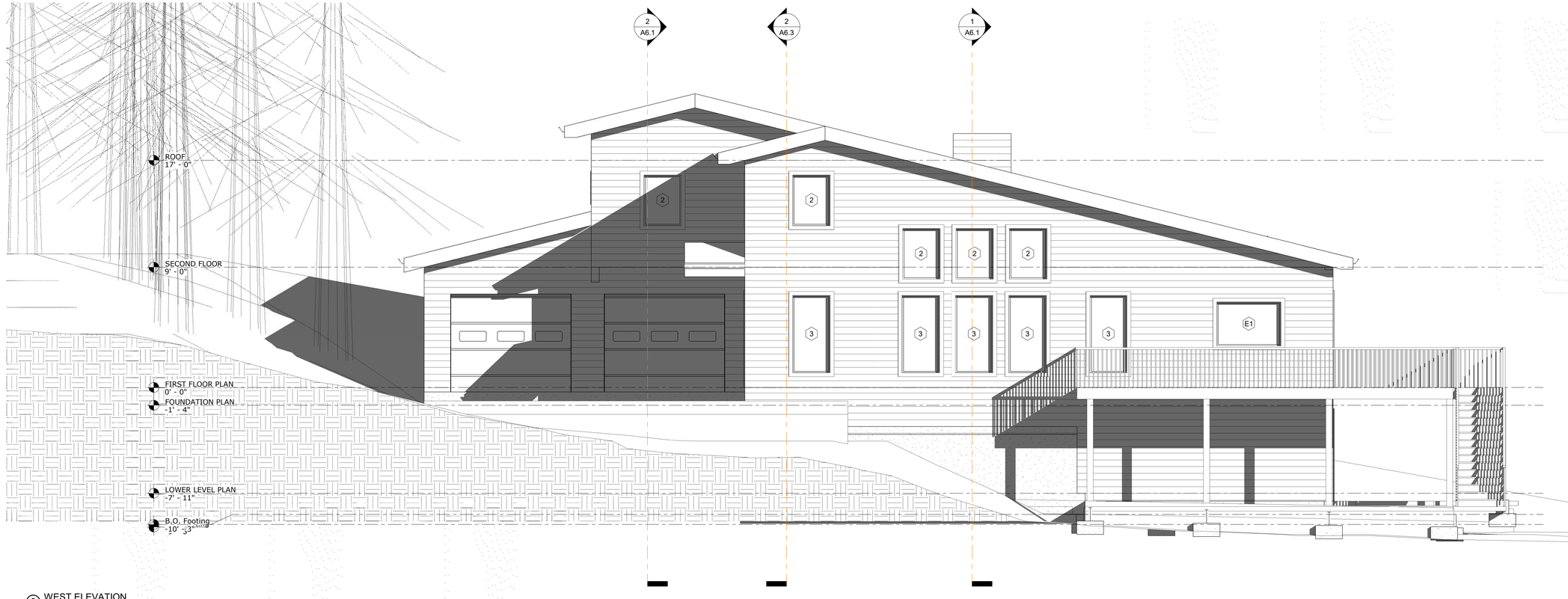
LAND USE SET

A4.1

SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

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NO.	Date	Description

STAMP:

#5404 REGISTERED ARCHITECT
L. CARLOS SIERRA MARTIN
STATE OF WASHINGTON

3855 139TH PLACE SOUTHEAST
BELLEVUE, WA. 98006

DEVITA RESIDENCE REMODEL

3855 139TH PLACE SOUTHEAST
BELLEVUE, WA. 98006

PROJECT NUMBER: 20-01
ISSUE DATE: 2-12-21
DRAWN BY: Author
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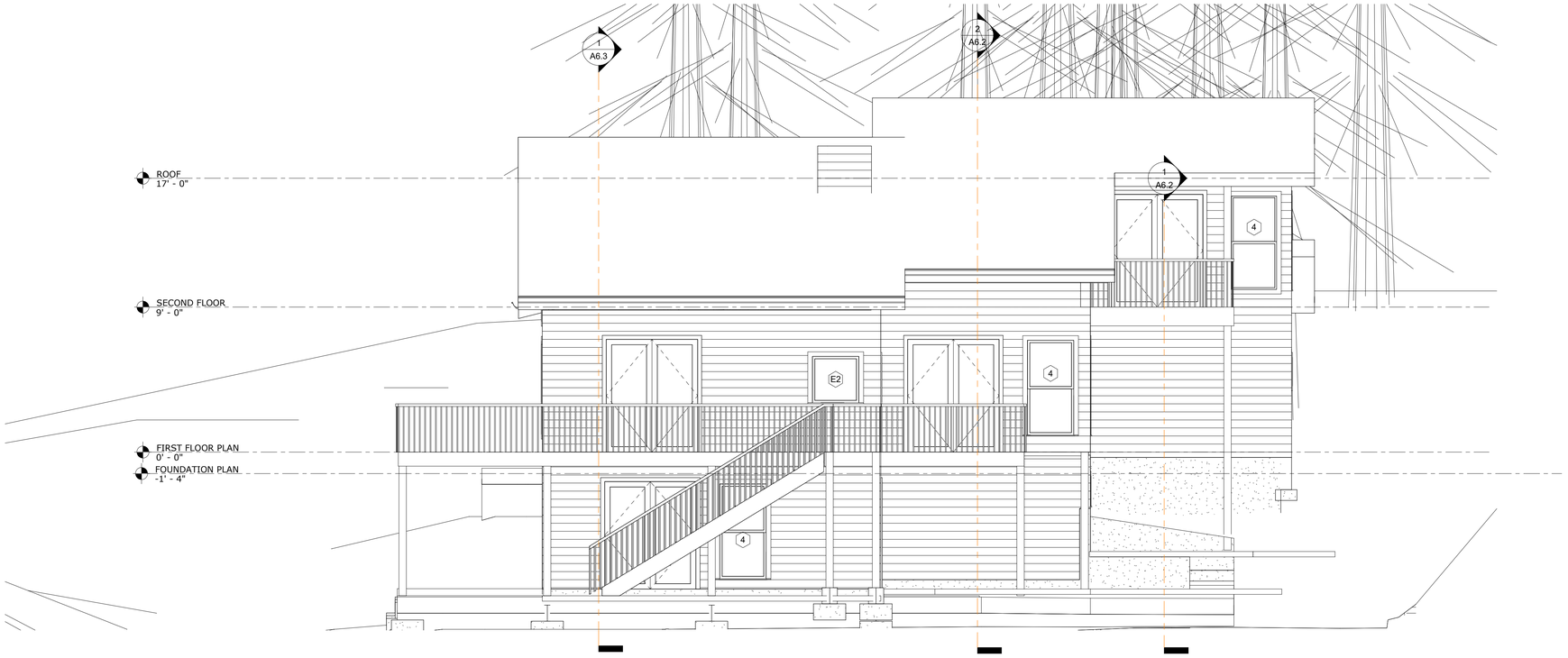
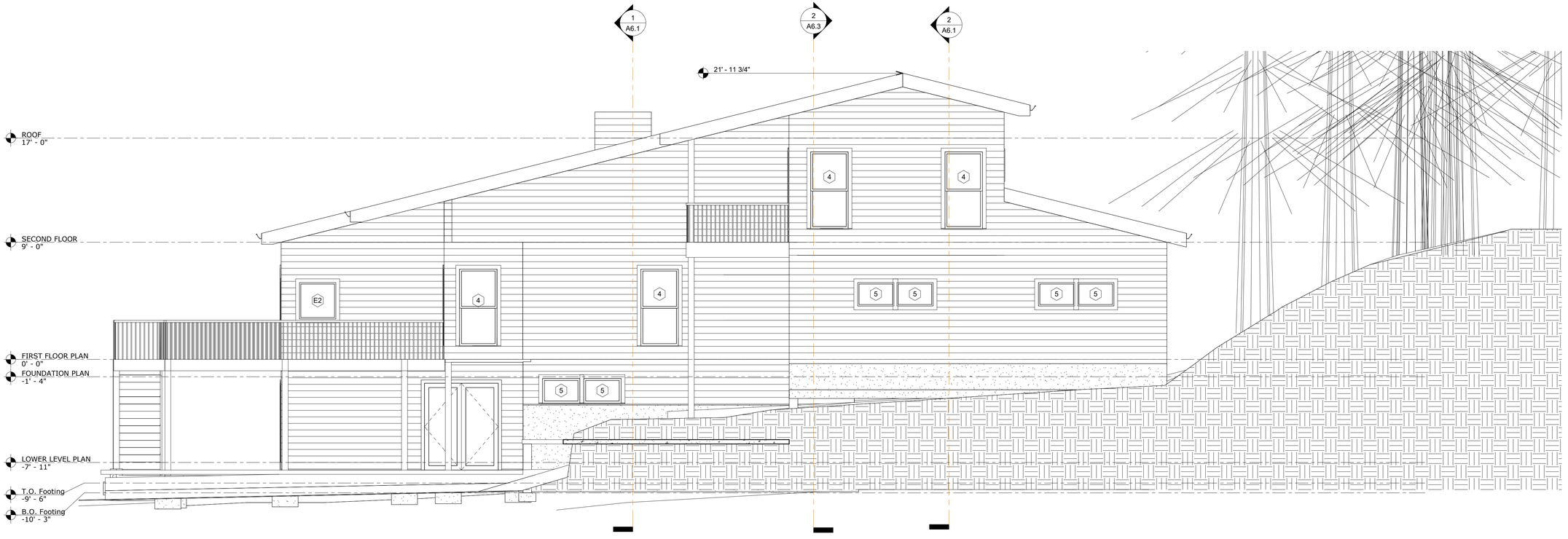
EXTERIOR ELEVATIONS

A5.1

SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A5.2

SCALE: 1/4" = 1'-0"

LAND USE SET

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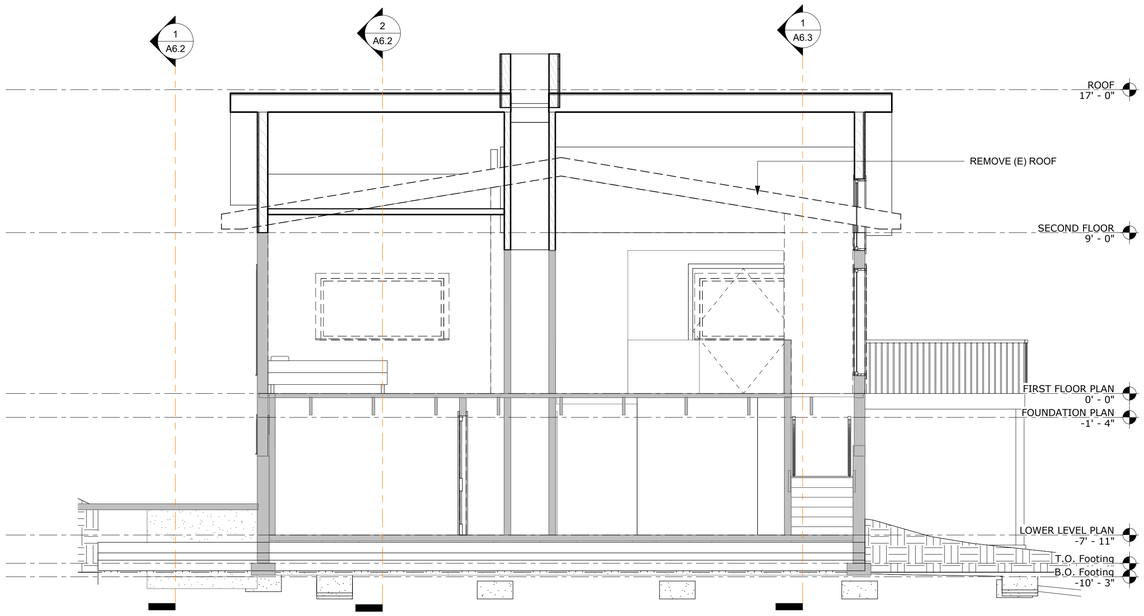
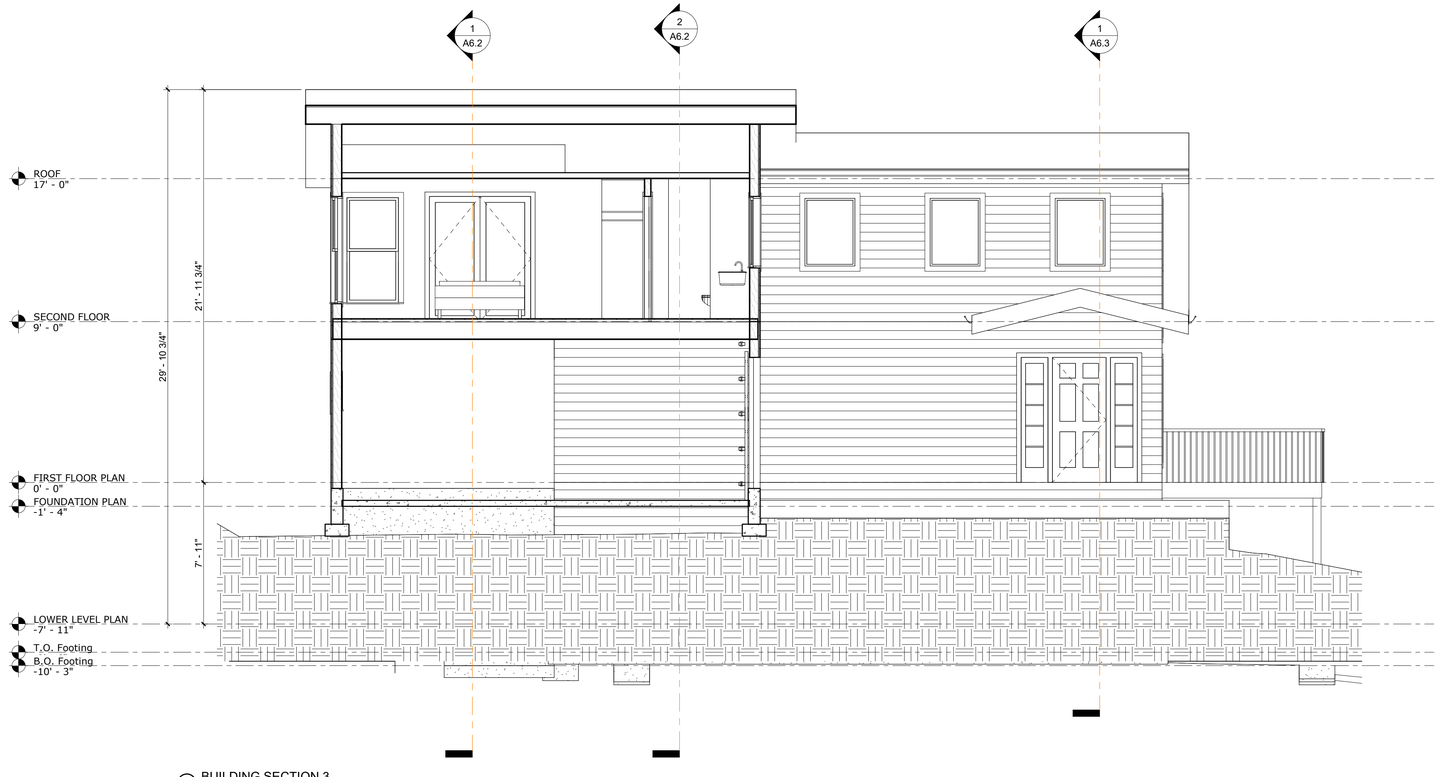


1 BUILDING SECTION 2
1/4" = 1'-0"



2 BUILDING SECTION 3
1/4" = 1'-0"

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BUILDING SECTIONS

A6.1

SCALE: 1/4" = 1'-0"

LAND USE SET

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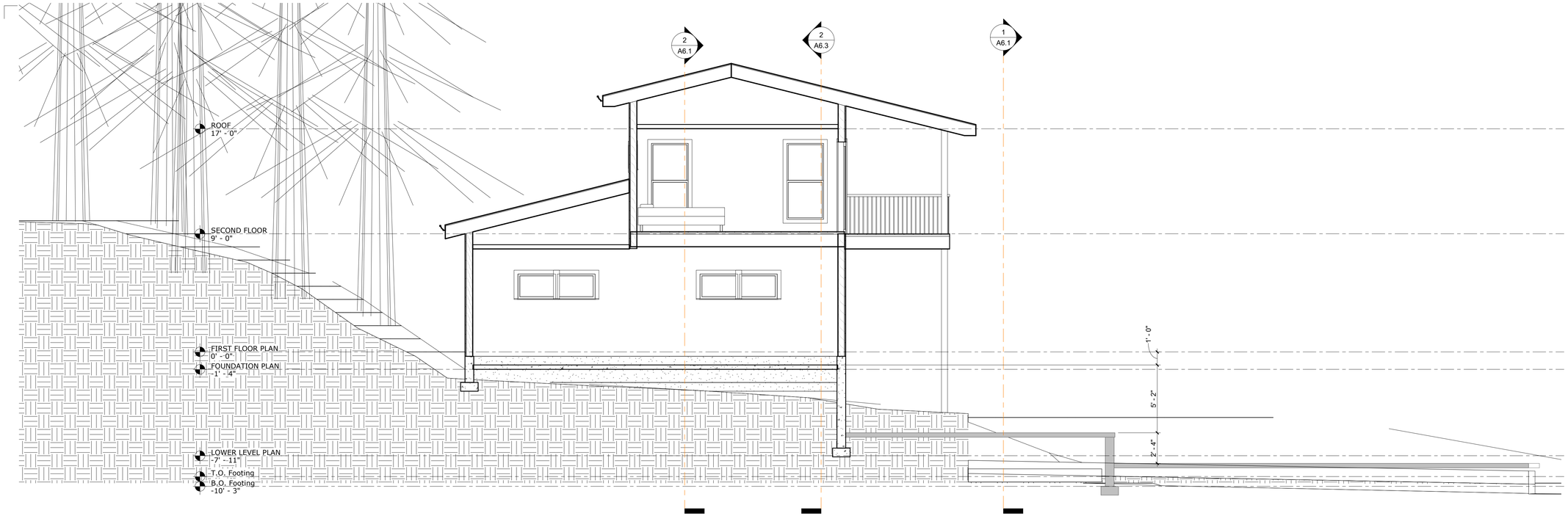
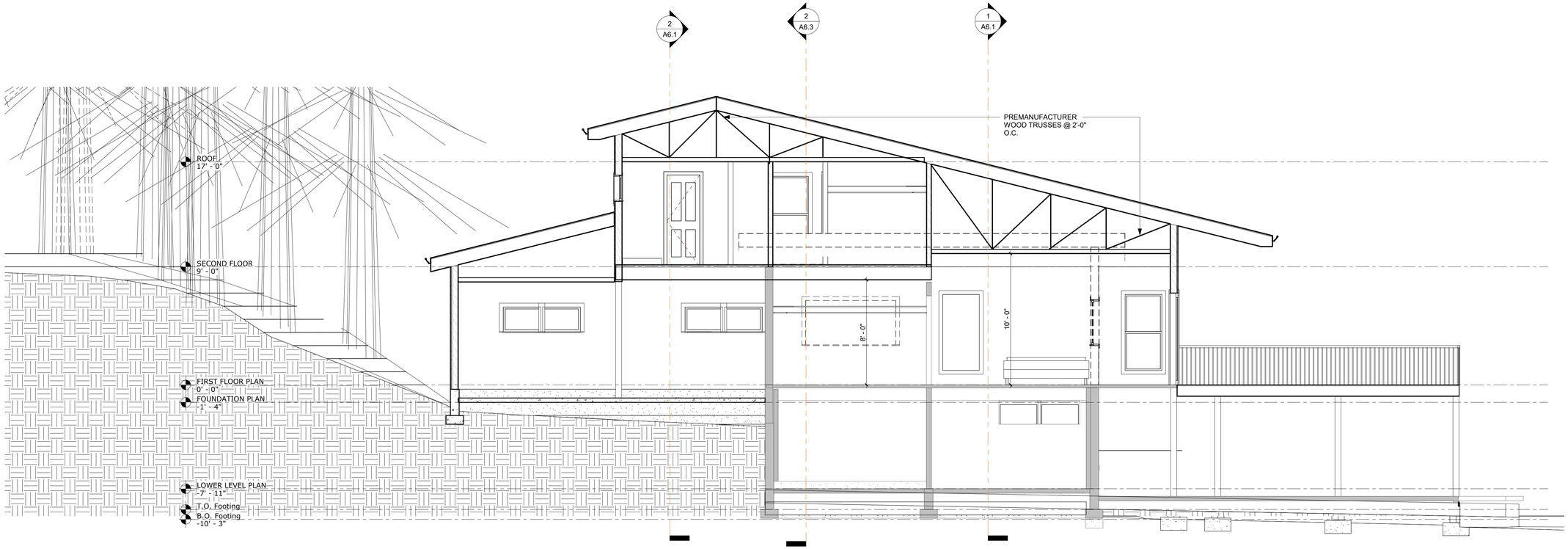


1 BUILDING SECTION 4
1/4" = 1'-0"



2 BUILDING SECTION 5
1/4" = 1'-0"

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BUILDING SECTIONS

LAND USE SET

A6.2

SCALE: 1/4" = 1'-0"

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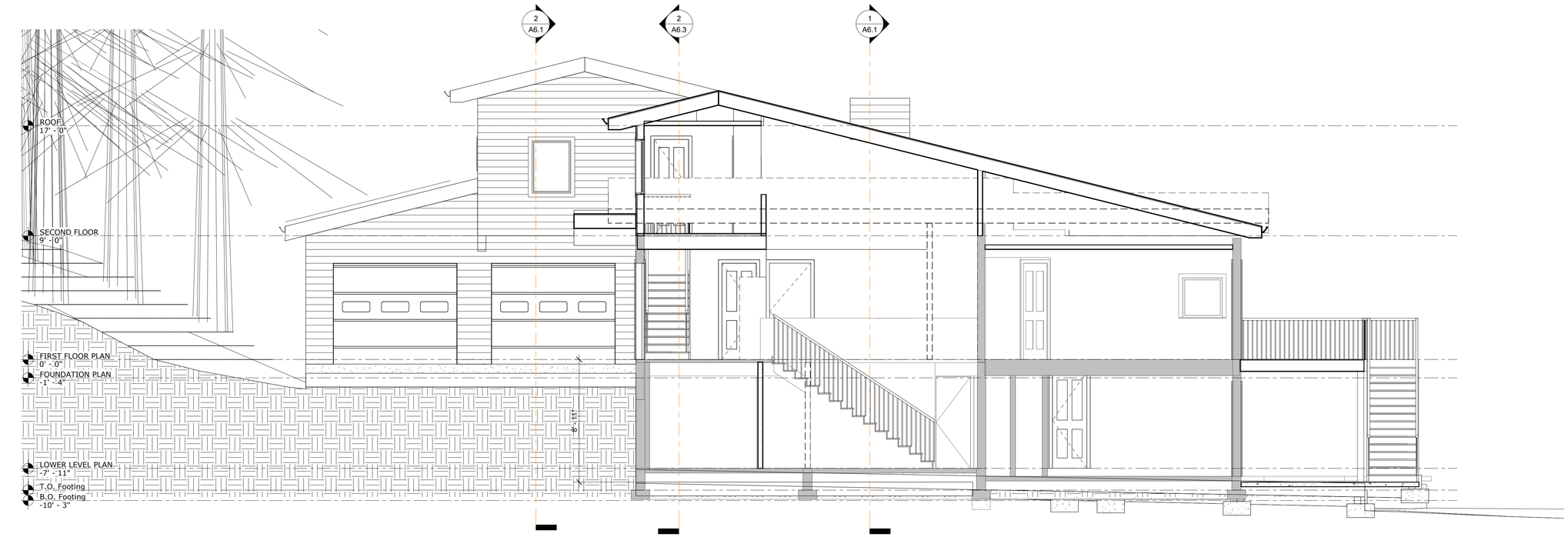
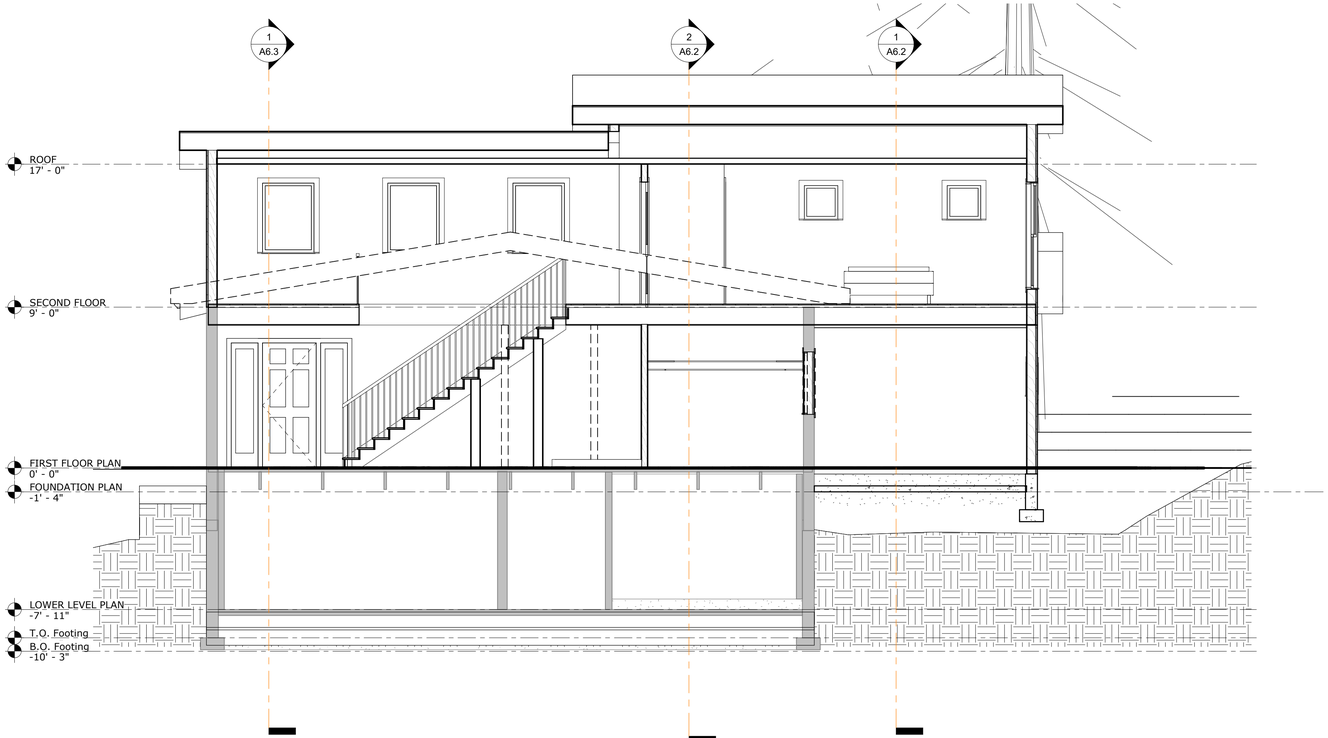


1 BUILDING SECTION 6
1/4" = 1'-0"



2 BUILDING SECTION 7
1/4" = 1'-0"

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BUILDING SECTIONS

LAND USE SET

A6.3

SCALE: 1/4" = 1'-0"

Door Schedule

Door Number	Door Type	Door Size	Frame Type	Details			Finish
				Head	Jamb	Sill	Comments
(E)003	38	30" x 80"	WD				
(E)004	38	30" x 80"	WD				
(E)005	38	30" x 80"	WD				
(E)006	38	30" x 80"	WD				
(E)007	38	30" x 80"	WD				
(E)009	38	30" x 80"	WD				
(E)010	2	68" x 80"	WD				
(E)011	55	60" x 80"	WD				
(E)013	2	68" x 80"	WD				
(E)100	3	36" x 84"	WD				
(E)102	3	36" x 84"	WD				
(E)102.1	1	30" x 84"	WD				
(E)103	1	30" x 84"	WD				
(E)104	1	30" x 84"	WD				
(E)105	1	30" x 84"	WD				

Door Schedule

Door Number	Door Type	Door Size	Frame Type	Details			Finish
				Head	Jamb	Sill	Comments
008	1	30" x 84"	WD				
008.1	2	68" x 80"	WD				
100	3	36" x 84"	WD				
102	4	68" x 84"	WD				
103	3	36" x 84"	WD				
103.1	4	68" x 84"	WD				
105	1	30" x 84"	WD				
107	1	30" x 84"	WD				
109.1	5	9' Wide	WD				
109.2	5	9' Wide	WD				
201	6	60" x 84"	WD				
202	1	30" x 84"	WD				
203	1	30" x 84"	WD				
203.1	4	68" x 84"	WD				

Window Schedule

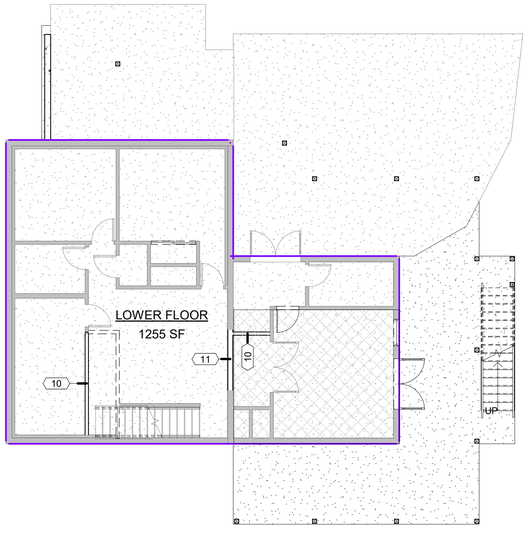
Type Mark	Rough Opening		Type	Detail			Glazing	Comments
	Width	Height		Head	Jamb	Sill	Type	
1	2' - 0"	2' - 0"	Fixed with Trim					
2	3' - 0"	4' - 0"	Fixed with Trim					
3	3' - 0"	6' - 0"	Casement with Trim					
4	3' - 0"	6' - 0"	Double Hung with Trim					
5	3' - 0"	2' - 0"	Fixed with Trim					
6	7' - 0"	3' - 6"	Fixed with Trim					
E1	5' - 0"	3' - 6"	Fixed with Trim					
E2	3' - 0"	3' - 0"	Fixed with Trim					

Room Finish Schedule

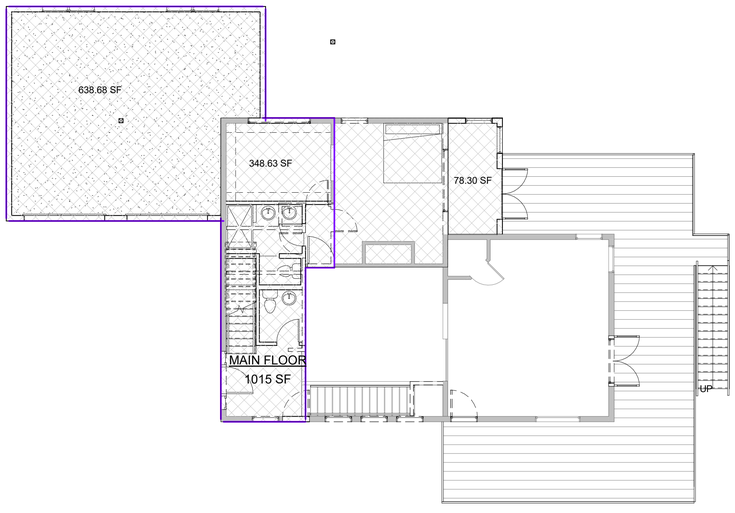
Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling	Ceiling Height	
109	GARAGE						
101	LIVING ROOM						
102	KITCHEN						
103	MASTER SUITE						
105	BATH						
100	FOYER						
107	TOILET						
108	CLO						
106	TOILET						
104	DRESSING						
004	BEDROOM / EXERCISE						
200	LOFT						
201	CLOSET						
202	BATH						
203	BEDROOM						
204	WALK IN CLO.						
205	TERRACE						
007	LAUNDRY						
005	BATH						
003	BEDROOM						
001	RECREATION						
006	FURNACE						
011	CLO						
009	BATH						
008	BEDROOM						
010	HALLWAY						
012	TERRACE						
013	CLOSET						
102.1	PANTRY						

Area Schedule (Gross Building)

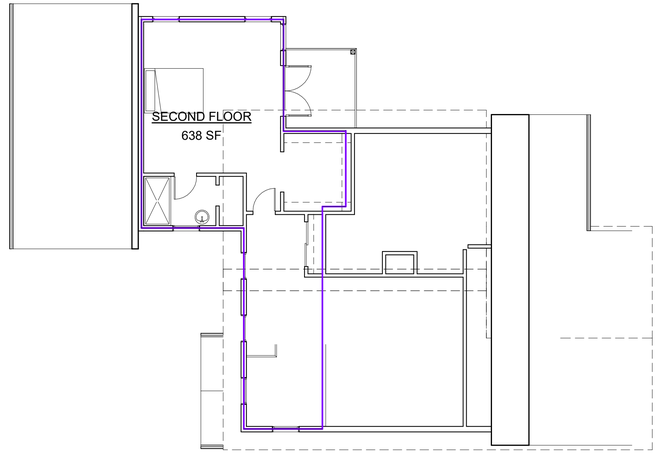
Number	Name	Area	Area Type
1	LOWER FLOOR	1255 SF	Gross Building Area
2	MAIN FLOOR	1015 SF	Gross Building Area
3	SECOND FLOOR	638 SF	Gross Building Area



1 LOWER LEVEL PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR
1/8" = 1'-0"

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SCHEDULES

LAND USE SET

A8.1

SCALE: 1/8" = 1'-0"

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2 LOOKING SOUTH FROM MAIN FLOOR ENTRANCE

1 LOOKING NORTH FROM MAIN FLOOR

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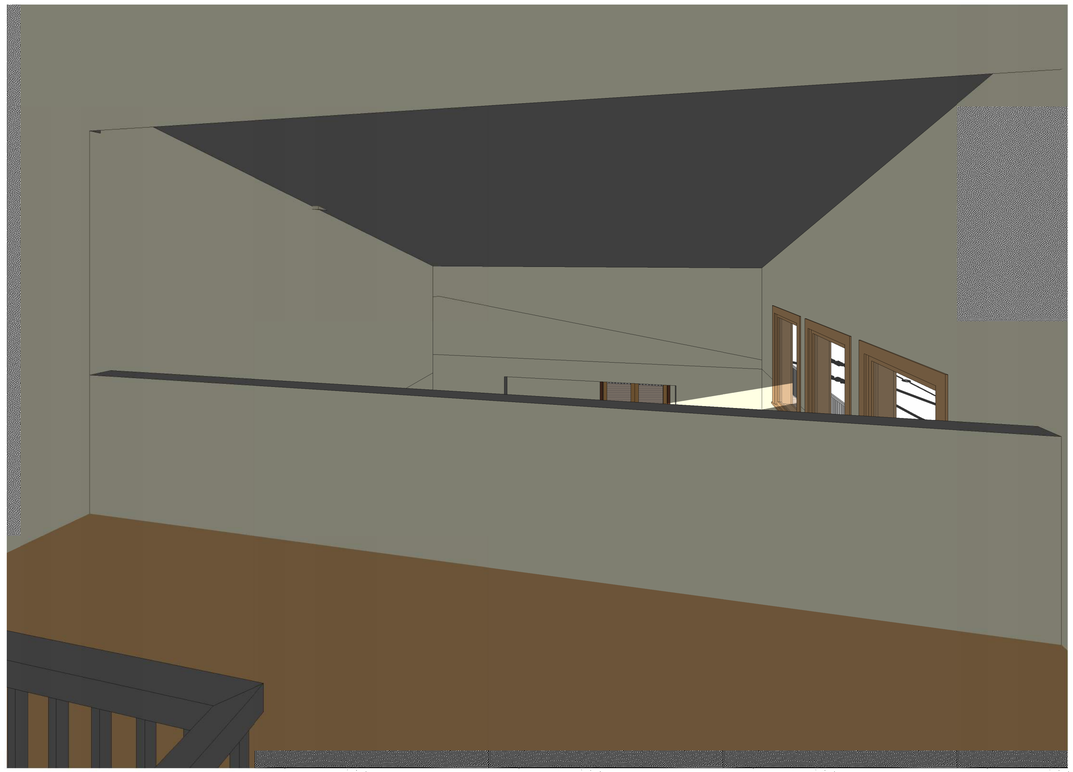
INTERIOR PERSPECTIVES

A11.1

SCALE:

LAND USE SET



1 LOOKING SOUTH FROM SECOND FLOOR

2 LOOKING EAST FROM SECOND FLOOR

4 LOFT LOOKING INTO BEDROOM DOOR

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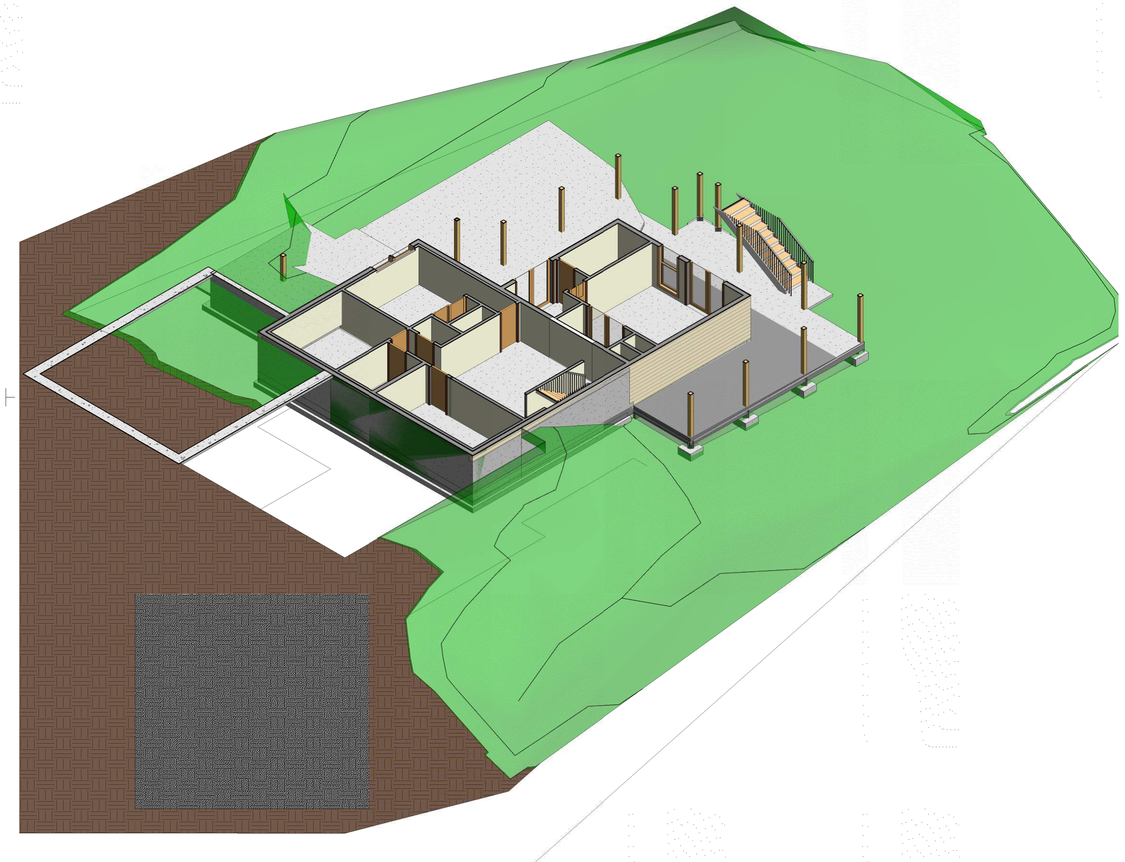
INTERIOR PERSPECTIVES

A11.2

SCALE:

LAND USE SET



1 Lower axon

2 Main axon

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AXONOMETRICS

LAND USE SET

A11.3

SCALE:

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1 Perspective 1

2 Second Floor

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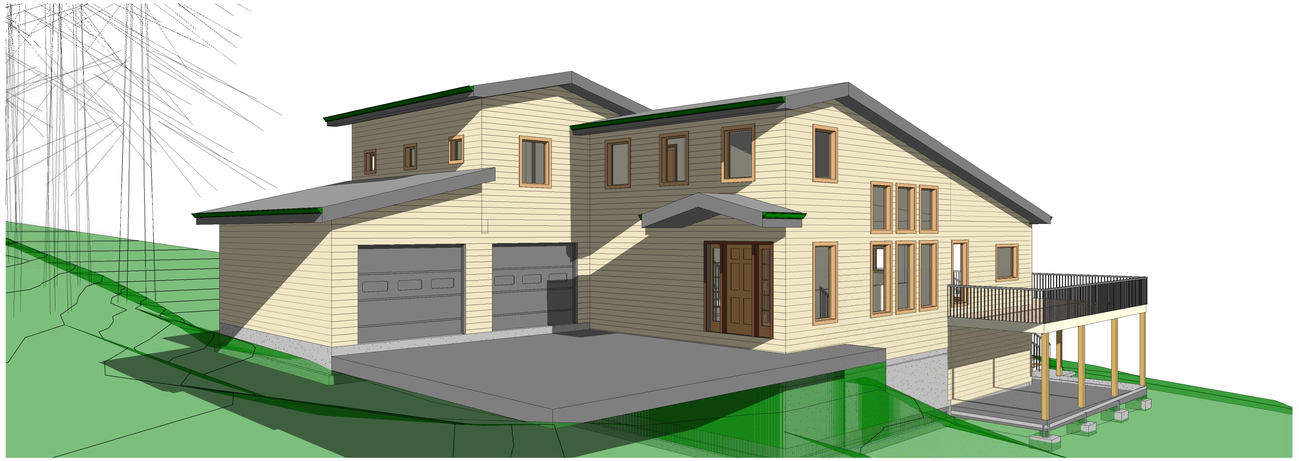
AXONOMETRICS

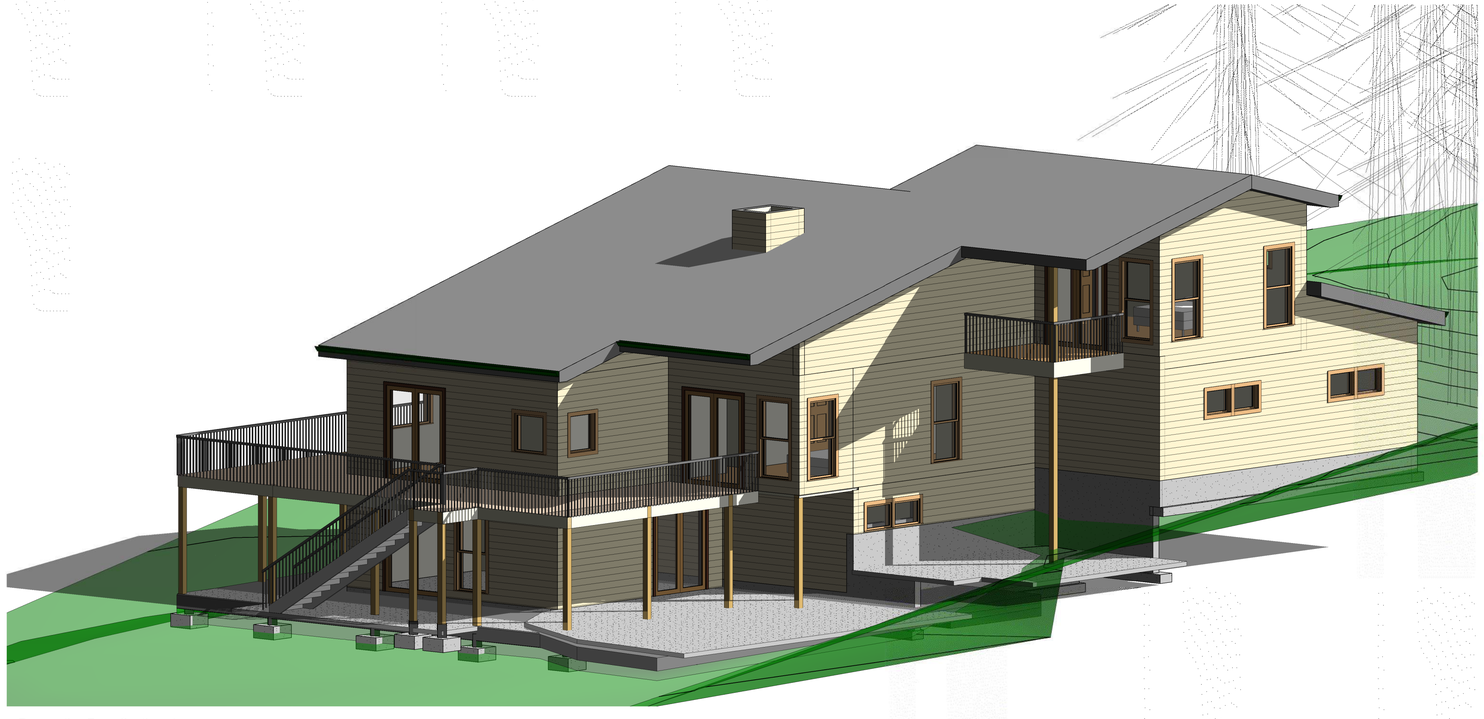
LAND USE SET

A11.4

SCALE:



1 Perspective From Northwest



2 Perspective From Southeast

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PERSPECTIVES

LAND USE SET

A11.5

SCALE:

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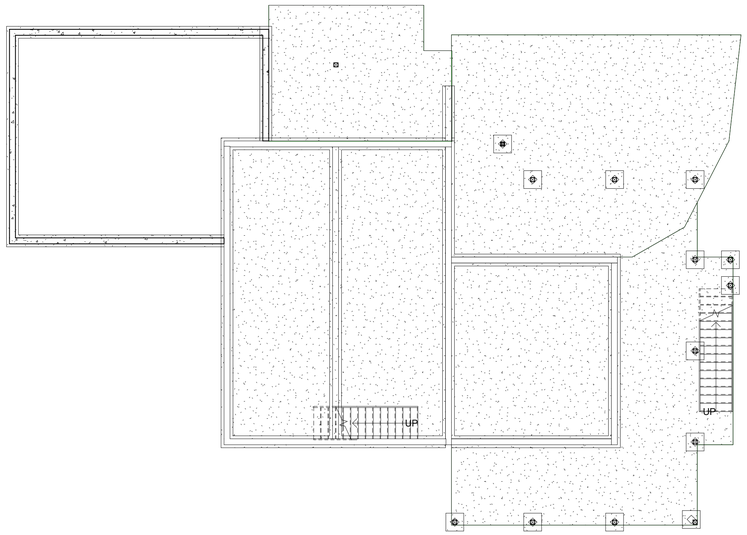
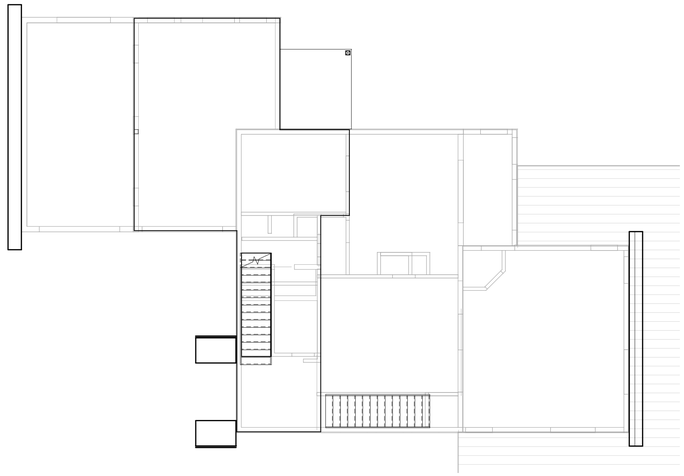
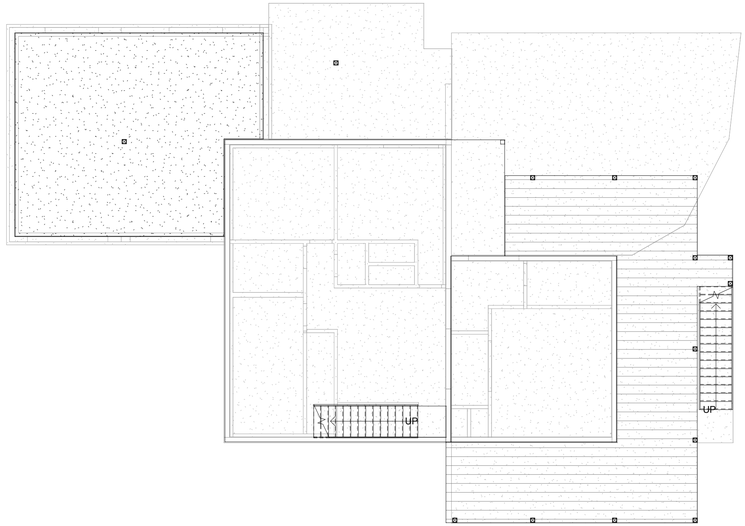


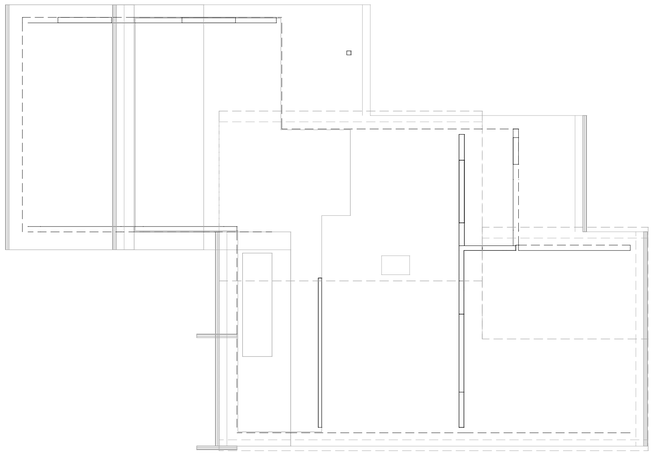
1 FOUNDATION PLAN
1/8" = 1'-0"



2 SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 FIRST FLOOR FRAMING PLAN
1/8" = 1'-0"



4 ROOF FRAMING PLAN
1/8" = 1'-0"

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FOUNDATION & FRAMING PLANS

S1

SCALE: 1/8" = 1'-0"

LAND USE SET

DeVita Residence

3835 139th Place SE Bellevue WA 98006

April 5, 2021

Sierra Martin Architects have been hired by the DeVita's to design a new garage and minor remodel of their existing house located at 3855 139th Place SE Bellevue WA 98004.
The purpose of this memo is to request a front yard variance and critical area buffer modification. Attached you will se two architectural proposals. One for a single-story development and a second for a second story addition. Both include a new two-car garage.

The property is an R-5 zoning with the following setbacks requirements: Front 20 feet, side yards 5 feet rear yard 20 feet. The building maximum height cannot be more than 35 feet to the ridge of a pitched roof from the average existing grade and the lot coverage cannot exceed 40%.

The entry to the property is by means of driveway from 139th PL SE descending approximately 8 feet from the street. The existing house has a carport and a parking space adjacent to it as shown in the attached survey plan of the property.

The existing 139th PL SE roadway intersects with 140th AVE SE and SE 38th street. The property is approximately 40 degrees from the north orientation along a northwest to southeast axis. Along the north east property boundary facing the street the existing topography according with the survey and City GIS mapping includes a steep slope. The property is surrounded by old existing fir trees, particularly at the north east steep slope where an existing fire hydrant, water meter, and power pole with overhead lines running north are located.

The original house was constructed in 1955 and it is our understanding that this portion of the city was annexed from King County in 2012. By reviewing the survey, we can see that a 30 foot Right of Way was created by King county by setting the north east property line parallel to the center alignment of 139th Pl SE. We also notice that the road was constructed following the King County standards at the time of development and now consists of a street with vertical curbs occupying about 16 feet of the Right of Way at the Northernmost corner of the Devita's property, allowing for future additions such as landscape strips and sidewalks to be provided in the remaining 14 feet.

Along the northeast property line, we noticed that the road was constructed to avoid the steep slope and manage a slightly mis-aligned four-way intersection. The existing space between the street curbs and the northeast property line grows much larger than the city standard as it continues southeast due to the steep slope and curve of the road approaching the intersection, up to a maximum of 37 feet. The road is also significantly higher than the DeVit'as property rising from approximately 6 feet above their house floor level at the driveway to over 12 feet above it at the east corner of the lot.

It is clear to us that the original street centerline layout did not anticipated the steep slope and therefore, during construction, the road curve was built at a more natural alignment to avoid the steep slope and make the angle of the intersection at 139th Pl SE and 140th Ave SE less acute for functional and safety reasons. In addition, we notice that the present location of the fire hydrant, water meter and power pole appear to be aligned along a straight line that does not follows the curb layout. The existing fire hydrant is at the top of the slope, the water meter is part way into the middle of the slope, and the power pole by PSE is located away from the northeast corner of the DeVita's property. The way the road was constructed makes sense to us to maintain the safety of the neighbors. We understand and anticipate that in the future a new landscape strip and sidewalk may be constructed. Such sidewalk will need to be built per City of Bellevue standards.

We realize the city has the right to use the entire right of way adjacent to the DeVita's residence. If the City in the future would like to widen the road by moving the existing curb closer to the DeVita's property, such proposition will require the city to build a retaining wall at least 8 feet tall, relocate the fire hydrant and water meter, and remove roughly 6 old growth fir trees. Building the sidewalk in a straight line would have similar impacts. This proposition will be very expensive to the city and the community not to mention decreasing the DeVita's property assessed value.

We believe it is much more likely that the city would decide in the future to build the sidewalk following the existing curb layout along 139th Pl SE, away from the northeast property line of the DeVita's lot. Since this preserves the existing fire hydrant, water meter, power pole and overhead lines, and mature trees at their present location this option would be the best for the character of the neighborhood.
The existing hydrant, meter, and overhead power and telecommunications lines also require maintenance access. The power pole is the closest of these three items to the DeVita's property resting approximately 9 ½ feet NE of the east corner of their lot. The overhead lines run almost due north to the next pole on 140 Ave SE and are never closer to the DeVita's property than at the pole location.

We are sharing these thoughts with you because we believe in this unique context present an opportunity to find the best solution if we collaborate and work together.

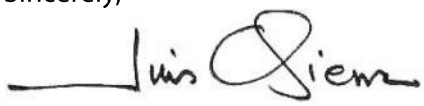
We believe the existing steep slope and mature trees should be preserved and partially enhanced. The DeVita's would like to build a two-car garage to enhance the function and value of their property. Several of the neighboring properties also have this amenity. To build such a garage, it will be required to reduce the 20 feet front setback to 6 feet as shown in the attached site plan. However, due to the unique context this construction would still be more than 20' from the water meter and the likely position of the back of any future sidewalk it would also be at least 18 feet from the power pole to nearest corner of the structure. Effectively, the 20 foot front yard setback would still be maintained due to the unique configuration of the road and right of way in front of the DeVita's property. The garage floor will also be 11 feet below the road level at its north corner so that the roof would barely reach the elevation of the road and will be screened from the street the mature trees, all of which would be maintained.

Therefore, we are asking for a front yard variance. We believe this variance would not affect the future development of the road or other city uses and interests in the Right of Way. Protecting the existing slope and trees would be a win-win to both parties to preserve the character of the neighborhood, the value of the property, and presents the least cost to the city if in the future it decides to widen the road.

A full breakdown of this variance request in relation to the Land Use Code critical areas and standard setback requirements is included below.

This request will improve the property value, maintain the natural character to the slope in front of the property, and allow the city to maintain the current uses and future options within the Right of Way.

Sincerely,



Carlos Sierra
Sierra Martin Architects PLLC, Member/ Owner

20.30G.120 Purpose.

A variance is a mechanism by which the City may grant relief from the provisions of the Land Use Code where practical difficulty renders compliance with the provisions of that Code an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of that Code and of the Comprehensive Plan can be fulfilled.

20.30G.140 Decision criteria.

Decision criteria.

The Director may approve or approve with modifications an application for a variance from the provisions of the Land Use Code **if**:

A. General.

1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property; and

We are requesting to modify the 75 feet structure set back buffer for steep slope critical area (75 feet required). We are also requesting a variance to reduce of the 20 feet front yard setback.

We believe our proposal will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property because the two-car garage proposal is consistent with all the neighborhood houses which contain and were developed and continued to be given the privilege to the new developers of constructing a two-car garage.

We also believe the steep slope is within the right way of the city. We believe widening the road will need a major retaining wall at our client's property creating more aesthetics problems not to mention being a very expensive solution. The present stable natural steep slope creates an aesthetic transition from the road to the property that we believe should be preserved because the present traffic flow appears to have worked for many years in this intersection.

2. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property; and

We believe the request for a variance on this property is necessary because of special circumstances related to the size, shape, and topography, location or surroundings of subject property to provide it with the use rights and privileges permitted to other properties in the vicinity and in the land use district of subject property is consistent with the developments on similar single project residence in the same neighborhood for the following reasons:

1. **The existing property is the existing house is almost completely within the 75' toe of slope setback.**
2. **The two-car garage is within "the use rights and privileges permitted to other properties in the vicinity and in the land used district of the subject property". Many residences and properties built in this neighborhood have a two-car garage. Some newly developed sites approved by the city have three car garages. We find not allowing our client to build a two-car garage will restrict the use rights and privileges given to their neighbors by the city of Bellevue.**
3. **We understand that a geotechnical report will help the Director to determine if the variance structure setback can be granted. In the materials attached to this application you will see the proposed two car garage does not disturb the toe of the steep slope (as part of Critical Area). You will also note that the lower 4 feet of the new garage wall can easily be constructed as a concrete retaining wall to help stabilize the slope and protect the structure.**

3. The granting of the variance will not be materially detrimental to property or improvements in the immediate vicinity of the subject property; and

1. **We also requesting for the variance to be granted to our client because it will not** "be materially detrimental to the property or improvements in the immediate vicinity of subject property." **Because the two-car garage addition is not affecting the integrity of either properties to the east and west of our client's property, and such addition will not be materially detrimental our clients' neighbors.**
2. **The garage roof line will be below a driver's or pedestrian's eye level as you can see in the sections attached.**

4. The variance is not inconsistent with the Comprehensive Plan; and

1. **A single family function is consistent with the comprehensive plan for this site and improvements like a two car garage are consistent with neighboring single family uses.**

B. Additional Decision Criteria – Variances from Provisions of Part 20.25H LUC.

1. A variance to the requirements of Part 20.25H LUC may be granted only if the applicant demonstrates that a variance

from other provisions of the LUC, where allowed under this part or Part 20.30H LUC, is not feasible. For purposes of this section, variances from the other provisions of the LUC shall be considered not feasible only when, considering the function to be served by the proposal, a variance to other provisions of the LUC, including non-critical area setbacks, will not realize the intended function of the proposal; and

1. **The proposed two-car garage will not disturb or modified the steep slope. It will add a garage in what is today a steep slope setback. (The entire house is within the setback). The new structure will not disturb the toe of the existing steep slope and if the geotechnical report requires some mitigation, our client is ready to build the exterior wall facing the steep slope with a 4 feet high concrete wall facing the toe of the existing steep slope.**
2. **20.25H.055 B under the Geologic Hazard Areas states that an expansion of existing single family primary structures can be allowed in a critical area buffer or critical area structure set back if it meets the criteria under 20.25H.055 C.3n and 20.25H.125.**

020.25H.055 C.3n.

Expansion of Existing Single-Family Primary Structures into Critical Area Buffer and Critical Area Structure Setback. Expansion into the critical area buffer and critical area structure setback may be allowed, pursuant to a Critical Areas Land Use Permit, where expansion outside of the critical area buffer and critical area structure setback is not feasible and where the purpose of the expansion is to serve a function that is an essential component of a single-family residence. Expansion into the critical area is prohibited. Any expansion must comply with all other applicable requirements of the code, including LUC 20.20.010.

1. **As stated above we believe a two-car garage providing an additional secure parking stall is essential if our client is to be treated equitably with neighboring properties with two and three-car garages, which are regularly approved.**

020.25H.055 C.3n i. Where allowed, expansions into the critical area buffer and critical areas structure setback shall be limited as follows:

(A) The expansion shall be along the existing building line parallel to the edge of the critical area, unless such expansion is not feasible. Only when such expansion is not feasible may expansion encroach further into the critical area buffer and critical area structure setback.

1. **The proposed two-car garage cannot be located anywhere else on the site due to the unique topography of the driveway, position of the house on the site, and required maneuvering clearances.**

(B) Expansions shall be the minimum necessary to achieve the intended functions of the expansion, but in no event may the footprint expansion within the critical area buffer and critical area structure setback exceed 500 square feet over the life of the structure. Expansions into stream critical area buffers allowed pursuant to the City's previous critical areas regulations (prior LUC 20.25H.085.B) shall be included in determining the allowed lifetime expansion; and

1. **As stated above the entire house is within the critical area structure setback of 75 feet from the toe of the critical area. The critical area in this property is part of a Geologic Hazard Area per 20.20H.120.**

(C) Areas of new permanent disturbance and all areas of temporary disturbance within the critical area buffer shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

1. **The slope adjacent to our client's property does not exhibit any water or instability that we can observe. However, as required we will have a geotechnical report available to you in the full application.**

20.25H.065 Uses and development within critical area buffer or critical area structure setback not allowed pursuant to LUC 20.25H.055.

This section applies to uses and development legally established within the critical area or critical area buffer prior to

August 1, 2006, and which are not included as an allowed use or development in LUC 20.25H.055. See performance standards at LUC 20.25H.180 for provisions relating to the repair, remodeling, expansion or reconstruction of structures located in the frequently flooded areas. Any alterations to existing development allowed under this section shall also comply with provisions for the frequently flooded areas. In the event of conflict, the provisions that result in the most protection for the critical area or critical area buffer shall govern.

A. **Existing Primary Structures.** See LUC 20.25H.035.B

B. **Existing Nonprimary Structures.** A structure, other than a primary structure, legally established within a critical area, critical area buffer or critical area structure setback prior to August 1, 2006, shall be considered a nonconforming structure. If no modifications to a nonconforming structure are proposed, then the structure may continue without coming into compliance with the regulations of this part. Compliance may in whole or in part be required when changes to a structure are proposed, as follows:

1. Repair and remodeling of a nonconforming structure is limited to minor, nonstructural repairs, and repairs of mechanical systems within or supporting the accessory structure. If repair or remodeling exceeds these limits, the structure shall be brought into compliance with existing Land Use Code requirements, including requirements of this part.

    1. **We understand the existing house is a non-conforming primary structure and that the deck and carport are existing non-conforming non-primary structures. We are proposing adding a new deck to the back of the house and made no alterations to the existing house except replacing some windows and re-roofing, and therefore we are requesting this addition be granted for the reasons stated in this memo.**
    2. **We are also proposing adding a new two car garage. The existing non-primary carport structure is too small to accommodate a truck and expanding it to fit a truck would make the existing uncovered parking area too small for a standard car unless both are enclosed as a two car garage.**

2. Expansion of existing nonconforming structures, other than as allowed under LUC 20.25H.055, into the critical area or critical area buffer is prohibited.

    1. **The property was constructed prior to August 1st, 2006. We understand the garage addition is a nonconforming structure, as well as it is a non-primary structure under the LUC and any expansions is prohibited. However, we believe a "***variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property."* And therefore, we are requesting such variance should be granted.

3. If an existing nonconforming structure is destroyed by fire, explosion or other unforeseen circumstance requiring repairs consistent with those allowed under subsection B.1 of this section, it may be repaired within the footprint existing at the time of destruction; provided, that such repair is commenced within one year of the date of destruction and diligently pursued. Areas of temporary disturbance resulting from the reconstruction shall be restored pursuant to a mitigation plan approved by the Director under LUC 20.25H.210. If such a structure is destroyed and requires structural or other repairs more extensive than those allowed under subsection B.1 of this section, then any reconstruction of such structure shall be in compliance with existing Land Use Code requirements, including requirements of this part.

    1. **Non applicable**

The critical areas report process may not be used to modify the provisions of this subsection B.

C. **Nonconforming Sites.** Nonstructural development legally established within a critical area or critical area buffer prior to August 1, 2006, shall be considered a nonconforming site condition. A nonconforming site condition may not be changed unless the change conforms to the regulations of this code. (Ord. 6417, 5-21-18, § 29; Ord. 5680, 6-26-06, § 3)

20.25H.120 Designation of critical area and buffers.

B. Geologic Hazard Area Buffers. The following critical area buffers are established:

1. General Geologic Hazard Critical Area Buffers.

a. Landslide hazards: Top-of-slope buffer of 50 feet.

b. Steep slopes: Top-of-slope buffer of 50 feet.

2. Existing Development. Where a primary structure legally established on a site prior to August 1, 2006, encroaches into the critical area buffer established in subsection B.1 of this section, the critical area buffer and structure setback shall be modified to exclude the footprint of the existing structure. **Expansion of an existing structure into the critical area buffer shall be allowed only pursuant to the provisions of LUC 20.25H.065**.

1. **This property was constructed prior to August 1st, 2006. The existing House encroaches on the critical area structure setback.**
2. **We are requesting modification of the structure set back based on paragraph 2.**
3. **We are requesting the expansion of the existing structure. i.e., new two car garage be allowed according to paragraph 2 above.**

4. **Steep slopes are defined under 20.20H.120 as a slope of 40% or more that have a rise at least of 10 feet and exceed 1,000 sf. in area. The slope identified in the city GIS is adjacent to our client's property and it has a slope varying along it's length with a worst case of approximately 62.5 % and an area of roughly 1,735 SF. The proposed two-car garage presently has an area of 560 sf (half of which is the existing carport area). We will reduce the area to 499 SF so that meets this criterion. In addition, this slope contains 10 trees varies from 22" caliber to 8" caliber DEC trees. The root systems of these trees are helping to stabilize the slope and should be protected.**

3. Buffer Modification. Modifications to the geologic hazard critical area buffer may be considered through a critical areas report, LUC 20.25H.230.

Non-Critical Areas setback variance information:

C. Structure Setbacks.

1. General. The requirements of this section apply along with any other dimensional requirements of the Land Use Code (see LUC 20.20.010, 20.20.130, 20.20.190 and Parts 20.25A through 20.25G). The most restrictive dimension controls. Structure setbacks are required in order to:

1. **Section 20.20.010 requires a 20 feet front yard setback. We are requesting the 20 feet front yard be reduced to 6 feet for the following reasons:**
   a. **We believe the additional car stall is essential to a modern single-family residence in the city of Bellevue. In today's world a family needs a minimum of two car garage.**
   b. **The 6 feet front setback will still result in an effective setback of over 20 feet from the typical city Right of Way uses and functions, current and future (ie. meters, sidewalk, etc).**
   c. **We believe granting this variance will not result on *"giving special privileges"* to our client, and it will not be detrimental to the character of the neighborhood. It will be the result of the unique circumstances of this property in relationship to a steep slope located within the city Right of Way.**

a. Minimize long-term impacts of development adjacent to critical areas and critical area buffers; and

1. **We believe the proposed addition will minimize the long-term impacts of the steep slope presently adjacent to the property. We believe the addition of retaining wall as part of the exterior wall of the garage will eliminate such potential impact.**

b. Protect critical areas and critical area buffers from adverse impacts during construction.

1. **During construction we will protect the steep slope to create any adverse impact to the existing condition.**

2. Minimum Setback of Structures.

a. Landslide hazards: Determined based on site-specific geotechnical studies to reflect site characteristics, including site topography and conditions that may be conducive to fast moving, shallow debris slides and flows.

2. **We believe this is not applicable, however we understand, the geotechnical report will help establish if this criteria.**

b. Steep slopes: Toe-of-slope setback of 75 feet.

1. **We are requesting modification of the critical area buffer of 75 feet based on 20.25H.120 paragraph 2.**

3. Structure Setback Modification. Structure setbacks may be modified only through an approved critical areas report. (Ord. 6417, 5-21-18, § 39; Ord. 5680, 6-26-06, § 3)

1. **A report would be developed for the variance application. What criteria beyond geotechnical and the attached survey might be required?**

20.25H.125 Performance standards – Landslide hazards and steep slopes.

In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

1. **We are not planning to touch or disturb the existing steep slope.**

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

1. **We are planning to preserve the existing natural trees ranging from 8”-22” caliber as well as, the existing fire hydrant, water meter and power pole located in this steep slope.**

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties.

1. **The two-car garage will result not in a greater risk or buffers on neighboring properties.**

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall.

1. **The two Car Garage will not encroach on the steep slope. However, we will get a geotechnical report, and we are proposing building a 4 feet high concrete wall as part of the exterior wall of the garage adjacent to the slope.**
2. **The present steep slope has a small 2 feet high rockery wall that we are not planning to disturb.**

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

1. **The existing impervious surfaces will be maintained. The garage will be built where a carport and concrete parking slab are located.**

F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

1. **We are not planning to do any regrading outside the building footprint.**

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

1. **See above.**

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

1. **We are not touching or disturbing the existing steep slope.**

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

1. **Not applicable.**

J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210. (Ord. 5680, 6-26-06, § 3)

1. **Not applicable**